

**Town of Turner, Maine  
Planning Board Minutes  
January 13, 2016 REVISED**

**1 CALL TO ORDER**

Called to order at 7:00pm by Vice Chairman Ms. Shirley Twitchell. Those Members present were Ms. Twitchell, Mark Morris, Richard Lee, Thomas Perkin, R. Edward Morris and new Board Member Gregg Varney. Board Member Joan Bryant Deschenes was not present. Planner, John Maloney was present this evening. CEO, Roger Williams was also present this evening.

**2 PUBLIC HEARING**

None.

**3 OLD BUSINESS**

**A ROBERT HARLOW – STREET CONSTRUCTION UPDATE**

Mr. Williams stated that Big Bear Lane had been winterized and should remain stable throughout the winter.

**4 NEW BUSINESS**

**A CEDAR RIDGE SUBDIVISION AMENDMENT**

The Applicants this evening are Justin Haley and Sherrie Willis. They are being represented by Jeramiah Raitt who is DBA Little River Land Surveying. A waiver is being requested of the requirement to perform wetlands delineation on the entire parcel. The area to be developed and impacted has been mapped. Mr. Maloney read the Conditions of Approval associated with the approval of the Cedar Ridge Subdivision which was approved in 1999, located on Turkey Lane. Mr. Maloney then read the proposed Conditions of Approval associated with granting Amendment #1 to the Cedar Ridge Subdivision, Justin Haley and Sherrie Willis intend to purchase and construct a single family home on Lot E of the Cedar Ridge Subdivision. The Cedar Ridge Subdivision was approved by the Town of Turner on November 10, 1999 with conditions. Lot E is approximately 55.6 acres and is considered as a back lot pursuant to Section 4.A of the Town of Turner Zoning Ordinance. One of the conditions of the November 10, 1999 approval reads as follows:

Prior to any further division of Lot E or prior to the issuance of a building permit for Lot E or a portion thereof a plan showing the location of rivers, streams, or brooks, wetlands, soil suitability for subsurface wastewater disposal and the proximity of the building site to the mapped deer winter areas shall be presented to the Planning Board for review and approval.

After some discussion Mr. Lee made a motion to accept Amendment #1 which would allow for the wetlands delineation of the entire parcel in question to be waived and only the parcel being purchased by Justin Haley and Sherri Willis have the wetland delineation completed. For the record this wetland delineation has been completed. Mr. R. Edward Morris seconded the motion. The Board Members voted 4 in favor and one abstention to accept Amendment #1. Mr. Varney did not vote. Mr. Perkins made a motion to accept the Findings of Fact and Conclusion of Law. Mr. R. Edward Morris seconded the motion. The Board Members voted 4 in favor and 1 abstention. Mr. Varney did not vote.

**5 OTHER**

**A ELECTION OF OFFICERS DISCUSSION**

Mr. Maloney stated that Section V allows the election of an Officer if a vacancy comes into play. The annual election of Officers is held in July. Since Ms. Imber has left the Planning Board the election of a new Chairman is appropriate. Mr. Lee nominated Mr. Thomas Perkins to become Chairman. Ms. Twitchell seconded the motion. **Mr. Lee made a motion to close the nomination.** Ms. Twitchell

seconded closing the nomination. The Board Members voted unanimously to elect Mr. Perkins as Chairman.

**B ORDINANCE AMENDMENTS**

**a. Design Standards Commercial Architecture**

There was a short review by Mr. Maloney.

**b. Other Ordinance Amendments**

**I. Street Construction**

**a. Dead End Road Meeting with Selectmen**

Mr. Maloney stated that this proposal is being addressed by the Board of Selectmen.

**b. Standards for Street Construction**

There was a discussion regarding more loop roads in the future.

There was then a lengthy discussion regarding Used Car Dealers in the Town of Turner.

**II. Zoning Map Amendments**

**a. Randy Murray**

Mr. Maloney explained that this property is located at Merrills Mills Road which needed to be extended to the Agricultural Zone.

**b. Peter Gilbert**

Mr. Maloney explained that this property is located at Fox Run and that the proposal is to move the zone.

**III. Shoreland Zoning**

Mr. Maloney stated that the 2013 Flood Plain maps need some revisions. Mr. Maloney then explained the proposed changes. He also stated that a Public Hearing would need to be held and the property owners would need to be notified.

**IV. Comprehensive Plan Update**

Mr. Maloney stated that the current Comprehensive Plan needed to be reviewed because the current Plan expires in 2017. Mr. Maloney suggested that a committee be formed and that money is budgeted for the next year to make the agreed upon changes to the Comprehensive Plan. It was stated that the Town Manager was asking for a Budget appropriation of \$12,000. Mr. R. Edward Morris made a motion to submit in writing to the Board of Selectmen the need for updating the Comprehensive Plan. Mr. Lee seconded the motion. The Board Members voted unanimously.

**6 PLANNING BOARD MINUTES FROM DECEMBER 9, 2015**

Mr. Mark Morris made a motion to accept the December 9, 2015 Minutes. Mr. R. Edward Morris seconded the motion. The Planning Board Members voted 4 in favor and 1 abstention. Mr. Varney did not vote because he was not present at the December 9, 2015 Planning Board meeting. There was no December Workshop meeting held.

**7 PLANER ESCROW**

No action required.

**8 CEO REPORT**

No action required.

It was agreed upon by the Board Members that a Public Hearing will be held on February 10, 2016 to review the Proposed Ordinance changes.

**9 ADJOURNMENT**

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 8:08pm.

Respectfully submitted by

Karen Wilcox  
Recording Secretary