

**Town of Turner, Maine  
Planning Board Minutes  
October 8, 2014**

**1 CALL TO ORDER**

Called to order at 7:02pm by Chairman Ms. Margaret Imber. Those Members present were Ms. Imber, Richard Lee, R. Edward Morris, Mark Morris and Shirley Twitchell. Thomas Perkins arrived at 7:17pm. 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**

**A Robert Harlow – Street Reconstruction**

Ms. Imber opened the Public Hearing at 7:03pm.

Mr. Robert Harlow addressed the Planning Board and stated he would like to reconstruct Big Bear Lane which is a private road located off of Bear Pond Road a/k/a Route 219. The reconstruction would include 225 feet on Big Bear Lane with a 20 foot rise. Mr. Harlow is asking for a waiver for the required 12-15% grade to 8-10% grade. Mr. Harlow stated that this grade would make it safer. Mr. Harlow would like to make this road better and safer. Hot topping the road was in the plan. Mr. Timothy Verrill asked if the state guidelines were being followed. Mr. Maloney stated that an MDOT entrance permit had been issued. This permit works on part of the state on the Route 219 right of way. There was then a discussion regarding the sloping and lowering the slope to be able to drive safely up the hill. There was continued discussion regarding the sloping and grading. Mr. Maloney stated that the Street Construction rules need to be followed as dictated by the Ordinance. There was then a discussion regarding the water issues. Mr. Harlow stated that he purchased this property from Mary Wallace and she never maintained this road. It had been maintained by an abutter Maurice LeClerc. Other abutters had also helped to maintain the road.

Ms. Imber closed the Public Hearing at 7:12pm.

**3 OLD BUSINESS**

**A ROBERT HARLOW – SITE WALK REPORT**

Mr. Maloney read the Site Walk Report. Mr. Maloney stated that Mr. Lee, Mr. Perkins and Mr. R. Edward Morris were present at the Site walk which was held on September 15, 2014 at 6:00pm.

**B ROBERT HARLOW – STREET RECONSTRUCTION**

Mr. Maloney reviewed the Application Completeness Checklist for Street Construction. Mr. Maloney stated that Items 1 through 4 were complete. Items 5 and 6 needed to be designed by an engineer. Items 7 through 10 were found complete. Item 13 needs to be designed by an engineer. Item 14 was found incomplete. Item 15 needs to be designed by an engineer. Item 16 was found complete. Item 17 is still needed. Items 18, 19, 20 and 21 were found not applicable. Item 22 was found complete. It was confirmed that the Application Fee had been paid. Mr. Maloney stated that he had added some additional items to the Checklist that had not been completed. Mr. Harlow stated that the first phase of construction would be 225 feet in order to serve the existing lots while reducing the grade. Mr. Harlow stated that his intention was to keep this road as private and to never consider the possibility of presenting it as a town road. Mr. Williams stated that he had not heard back from Fire and Rescue regarding this proposed road. Mr. Harlow then stated that he is requesting a waiver for a 3% grade for the first 75 feet and a 6% grade for the next 75 feet. There was then a discussion regarding meeting town standards and safety. There was then continued discussion regarding the grading of the road. There was then a discussion regarding an engineered plan being submitted as well as a Storm Water Management

Plan being submitted. Ms. Imber then stated that the Application Checklist could not be found complete this evening because there were too many items missing. There was then another discussion regarding Public Safety. Ms. Imber stated that procedures needed to be followed and that a formal Engineer Report as well as a Storm Water Management Report needed to be submitted before any type of waiver could be approved. It was agreed upon by all of the Planning Board Members that a formal Engineered Plan needed to be submitted before this application can move forward.

**C DUVAL AUTO SALES-CONDITIONS OF APPROVAL**

Mr. Maloney provided to the Planning Board a new List of Conditions of Approval as Proof that what was discussed at the last Planning Board meeting had been added.

**4 NEW BUSINESS**

**A DOLLAR GENERAL**

There was a discussion regarding the clearing of trees on this property. Mr. Maloney stated that due to this clearing additional wetlands were now exposed. Mr. Maloney stated that he had spoken to Mr. Lee Allen and suggested that a revised Landscape Plan be submitted. There was then a discussion regarding the fact that the trees to be removed should have been marked. There was then a discussion regarding the possibility of requesting a new Landscape Plan being submitted by a certain date. If the new plan was not submitted by this date then a Stop Work Order should be issued. There was a discussion regarding the fact that the approved Findings of Fact and Conclusion of Law were now inaccurate. It was stated that the applicants should attend the next Planning Board meeting as well as submit a new Landscape Plan. Mr. Lee made a motion to send said letter to the Applicant. Mr. Mark Morris seconded the motion. The Board Members voted unanimously. A letter will be sent to the Applicant with this request.

**5 OTHER**

**A ORDINANCE AMMENDMENTS**

Mr. Maloney addressed the Planning Board and stated that it was never too early to think about new Ordinance Amendments. Some of the items Mr. Maloney suggested that the Planning Board think about were more specific design standards, enforcement as well as street construction standards.

**6 PLANNING BOARD MINUTES FROM SEPTEMBER 10, 2014 AND WORKSHOP MINUTES FROM OCTOBER 1, 2014**

Mr. Lee asked Ms. Wilcox to make a correction to the word farmers. Ms. Wilcox agreed to make said change. Mr. Lee made a motion to accept the September 10, 2014 Planning Board Minutes with said change. Mr. Mark Morris seconded the motion. The Board Members voted 4 in favor and 1 abstention to accept the September 10, 2014 Planning Board Minutes with said correction. Ms. Twitchell abstained from voting because she was not present at the September 10, 2014 meeting. Mr. Lee asked Mr. Maloney to make a correction to the Workshop Minutes, changing The to John. Mr. Maloney agreed to make said change. Mr. Perkins made a motion to accept the Minutes from the October 1, 2014 Planning Board Workshop with said correction. Mr. R. Edward Morris seconded the motion. The Board Members voted 4 in favor and 1 abstention to accept the Minutes from the October 1, 2014 Planning Board Workshop with said change. Mr. Lee abstained from voting because he was not present at the October 1, 2014 Workshop meeting.

**7 PLANER ESCROW**

No action required

**8 CEO REPORT**

No action required.

**9 ADJOURNMENT**

Ms. Imber made a motion for adjournment, unanimously accepted. The meeting adjourned at 8:35pm.

Respectfully submitted by

Karen Wilcox  
Recording Secretary