

Town of Turner
Comprehensive Planning Committee
June 5, 2018

Attendance:

In attendance: Mike Gotto, Chair, Mary Briggs, Scott Abbotts, Karen Youland, Harry Ricker, Diane Maziarz, Matthew Maloney, John Davis and Ralph Caldwell. Those Absent, Eric Cousens and Marcus Reny

Also Present: Kurt Schaub, Town Manager

Motion to accept: Ms. Youland and seconded by Mrs. Briggs. Board unanimously accepts the minutes.

1. The meeting was called to order at 6:01 pm

Survey Results:

1. Since the last meeting there have been an additional 75 people who have taken the survey.
2. The results with the additional 75 surveys remain the same.
3. Route 4 is still a big topic for discussion.
4. The Survey will remain open for another month and the Town will boost the survey post on Social Media.
5. The survey will not be advertised in the Country Courier because it became difficult to get the paper to print where it was viewed more as an Ad. The board will continue to use social media.

Inventory & Analysis

1. Agriculture:

- a. Mr. Ricker reviewed the changes he would make to the agriculture section in the Comprehensive plan. Decoster farm is the largest farm. The Farm has decreased in the last 10 years. They are employing less people and a majority of the barns are empty.
- b. The Farm industry has changed to more of an agritourism industry.
- c. The wood industry is still strong. The paper mills are a shadow of their former self and have moved to different industry. The jobs in the wood industry have become safer with technology.
- d. The Farming industry is strong. There are more small farms that are active.

2. Economy

- a. Mr. Schaub has updated the tables. It is becoming harder to find the information needed because of the loss of the State Planning office.
 - i. Non-farm employed 46,040 now employs 49,646
 - ii. Manufacturing down 46 %
 - iii. Lumber and woods employment up 15%
 - iv. Logging 70% increase
 - v. Construction up 9%
 - vi. Transportation 36%
 - vii. Real Estate down 17%
 - viii. Services up 18% Lewiston Health services up 92%
- b. Growth of 10,000 jobs in the economy
- c. Civilian labor force
 - i. Unemployment rate 2.7% in Turner
 1. There are questions on how this figure was calculated. Current Standards or new Standards.

- ii. Labor Force increased 184% in Turner and 16.5% in Androscoggin County
- iii. Only 56 employees engage in Agriculture labor force in the Town of Turner.
 - 1. It is unsure how this data was calculated on what “job” is Agriculture.
- iv. Place of Work by Town of Residence, 1980 work force was 890 people which was about 48.6% worked in the Town. 2016 - 549 people working in the town which is 18.6%
- d. Consumer Sales
 - i. Mr. Schaub have been unable to find the data. The new standards have shifted this to metropolitan areas. Mr. Schaub has spent a lot of time trying to find this data but it has been difficult to find.
- e. Agriculture business section
 - i. There are more small farms and less big farms.
 - 1. The list of farms of operating town in Turner have increase because there are more small Organic farms and vegetables as well as the Agritourism movement is a longer list because Agriculture has evolved. This should be mentioned in the narrative.
- f. Housing**
 - i. Section II-2 Year round housing units have an 86% increase since 1980.
 - 1. This is larger than the county average.
 - a. This has been difficult to get more accurate information.
 - 2. Year round and total house takes in year round and seasonal info.
 - 3. Housing Units by types.
 - a. Single Family and mobile home
 - i. Growth single family declined and multi family units increased.
 - b. Seasonal- i.e. camps declined.
 - 4. 2-4 Chart Occupied housing 86% of all residential units occupied and 14% Rental occupied.
 - 5. Average Sales price of homes
 - a. 2017 - \$210,000
 - i. Maine State Housing Authority provided the data
 - 6. Family income affordable rent
 - a. Low income would be \$781 -\$1,241 for rent.
 - 7. Population
 - a. 1980- 2016
 - i. 5,744 year round residents.
 - 1. Buckfield is close to our population now.
 - b. Population but age
 - i. 2010 and 2016 tables
 - 1. Average age 41 in Turner
 - c. Employment by occupation
 - i. Data from the Census
 - 1. Farming forestry and fishing.
 - a. 13 people in Turner
 - 2. Number of household
 - a. 2.85% to 2.44% in 2016
 - 3. Average income
 - a. Turner is above the average. Greene has a higher income average.
 - b.

- g. How should the Data be compiled.
 - i. Mr. Maloney believes that maybe now that the data is compiled the Board should hire a firm to review the content and form a more uniform voice.
 - 1. Mr. Gotto mentioned that he has talked to Mr. Cousens to review the information. With his background he would be able to form a more uniform voice in the review of the documents.
 - 2. The board believes that a lot of the money would be needed to help facilitate the public forums.
 - 3. Mr. Gotto has spoken to Ben Smith with North Star and would be willing to do the facilitating. He does not have a lot of time but would like to. Mr. Gotto has spoken with him and he was interested.
 - 4. The board believes that hiring a facilitator for the meeting would be needed and will take up a lot of the money and that it would be needed.
 - a. Mr. Cousens would be able to take a month or two to be able to review the document.
 - b. Mr. Maloney believes that this is a document that a lot of people would be looking at.
 - c. Mr. Davis and Mr. Abbotts believe that a facilitator would be needed for the hearings because the issue to be discussed are a controversial.
 - d. Ms. Briggs believes that maybe the board should consider hiring to someone to make a more universal voice. Maybe the board should look at the amount of money that is needed to write the plan how much that would be needed to facilitate the meeting.
 - e. Mr. Gotto questions if the board believes that the current plan meets the standards. The current plan with updates would still meet the current standards.
 - i. The board is already doing the leg work. Mr. Maloney wants to ensure that all the work that has been done by the board is done properly.
 - ii. Maybe the board should look to see what is the more important. A facilitator for meetings or someone to review and redo the standards for the document.
 - iii. Mr. Schaub believes that the board will need to hire the right person to facilitate a meeting. If the board does not hire the right person these meeting may not be beneficial. Most people will not talk unless there is a problem. We need a meeting that will allow for an open environment on that others need.
 - f. Mr. Gotto was able to research a few companies in Maine that would be able to facilitate a meeting.
 - i. The board should look up what it would cost to facilitate a meeting and to type up the comprehensive plan. The board discussed an update and with the amount of money that they have.
 - ii. Mr. Ricker suggests that the board should find someone to facilitate the meeting based on how they would like to see the meeting conducted.
 - g. The board will need to decide what direction the would like to go with the final plans and facilitator. The Town needs 2-3 firms to

be able to give quotes and proposals if the board is spending \$2,000 or more.

- h. There are people in Maine that do go into towns to facilitate the meeting and specialize in Town government. The facilitator will want to meet with the board and review the information and prepare before the meeting and the facilitator will also write the information from the meetings.
 - i. A lot of municipalities will spend \$25,000 for an update and rewrite of the town comprehensive plan. The town of Turner looks at things differently. There are a lot of members that dedicate time and resources to Town comprehensive plan.
 - ii. The board questions that maybe they should hire a facilitator to do the first public forum and see where they are at. If the meeting does not go well maybe the board will look into hiring someone else or having someone on their own board facilitating the meeting.
- i. The town has influence to complain to the Maine DOT about Route 4 and to be able to make changes.
- j. The Town will need to have a head of Maine DOT at the meeting in order to make a REAL change.
- k. The Board needs to find out from MDOT on what the plan is so the board can review what is in their control.
- 5. The board will need to write a RFP to be able to get estimate for Consultants and someone to review the final document. Mr. Gotto has enlisted Mr. Cousens to help draft the same.
- ii. Mr. Schaub mentioned that on the listing of the forums we have municipal facilities. This would include all municipal facilities. This should also include the Transfer Station as well.
- iii. Each member of the board will work on their section and update it and the board will hire someone to wordsmith the individual documents. Each person will do their own section and someone will review the same for a more fluid voice. Each member will track the changes that were made. The charts will need to be compiled in those sections with the drafts.

Next Meeting agenda

- a. Mr. Schaub will post the entire document in word for the board and send to Mr. Abbotts to upload online so the board can update the information.

Next Meetings

- a. June 21, 2018 at 6:00 pm

Motion Adjourn at 8:14 pm Mr. Scott Abbotts and Seconded by Karen Youland.

Respectfully Submitted, Megan Ricker