

**Town of Turner, Maine
Planning Board Minutes
September 16, 2020**

1 CALL TO ORDER

Called to order at 6:00 pm by Mr. Bill Bullard, Chairman. Those Members present were, Mr. Bill Bullard, Mr. R. Edward Morris, Kelvin Youland, Ms. Shirley Twitchell, Donny Hinkley and Mr. Richard Lee. Those Absent, Brian Emmons. John Cleveland, Town Planner were also present. Mr. Bob Folsom, Code Enforcement was absent.

2. VERIFICATION OF QUORUM

Mr. Bill Bullard stated that there were 6 Board Members in attendance which constitutes a Quorum.

3. PUBLIC HEARING:

Turner Highlands Maintenance Garage

Mr. Cleveland reviewed the application with the Board and stated that a Public Hearing is scheduled for today and notices were sent to abutters.

Mr. Paul Cutter, Owner of the Course stated that when he purchased the Course they did not purchase where the current maintenance shop. He is looking to build one before winter so they are able to store their carts and work on the same. He questioned if he decided to change the look of his building if he would be able to change it is something had happened. He stated that when he first looked into building the garage and he was under the impression he would be able to just build so having to come in for Board approval.

4. OLD BUSINESS

Turner Highlands Maintenance Garage

Mr. Cleveland reviewed the Findings of Fact and Conclusion of Law with the Board. He stated that he has some sections that he would like the Board to review where they may not apply to this project.

Mr. Hinkley motioned to find the Application/Checklist Complete with the notion on 11, 17 and 27 and it was seconded by Mr. Morris. (6 ayes)

Mr. Cleveland stated that because of a requirement in the Deed Restrictions the Applicant must come in front of the Planning Board. The open space subdivision was recorded in 2006. The project was discussed on September 2 at the Workshop and Public Hearing was held today. Public Notice was sent out to the abutters. The Applicant is not in violation with the Town. The Garage will be built at the end of an existing road.

The project will be built on flat land and they are not in a flood zone. The building will be built with the proper setbacks and the lighting will be on the side facing the woods and will not be in view of abutting property owners. There will be a drilled well and septic system on the property.

There will be no traffic issues with the building and no other structures involved. An estimated cost was provided for the building and the applicant has submitted a letter from his bank with Financial capacity.

Mr. Morris questioned if the Applicant was part of the Home Owner Association. He wanted to ensure that with Mr. Cutter building a metal garage would make someone else be able to build one. Mr. Cutter stated that he is not and he is in an open space.

Me. Lee motioned to accept the finding of Fact and Conclusion of Law and it was seconded by Mr. Hinkley. (6 ayes, 1 absent)

Dimension Renewable Energy

Mr. Cleveland reviewed the Documents with the Board. He reviewed the Certificate of Abandonment which will need to be signed and notarized. Mr. Lee motioned to approval the Certificate of Abandonment and it was seconded by Mr. Hinkley (6 ayes, 1 absent)

Mr. Cleveland reviewed the Change of Ownership of Turner CSG, LLC Solar Project and Memorandum of Understanding. Mr. Cleveland stated that at the workshop the Board had discussed ensuring the Nexamp, Inc. had the financial capacity for the project. He drafted this Memorandum to be signed to ensure the new company will be held to the same standards and be responsible for the findings of Fact and Conclusion of Law.

Ms. Twitchell made a motion to accept the Change in Ownership and Memorandum and they have the financial capacity.

5. New Business

None

6. Other Business

None

7. PLANNING BOARD MINUTES FROM July 15, 2020.

Ms. Twitchell made a motion to accept the July 15, 2020 minute and seconded by Mr. Morris (6 ayes.

8. REPORTS

The Board was presented with the August 2020 building permits.

10. PUBLIC COMMENTS

John reviewed application for the next meeting.

11. ADJOURNMENT

Mr. Lee made a motion for adjournment and it was seconded by Mr. Morris and the Board unanimously accepted. The meeting adjourned at 6:50 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.