

**Town of Turner, Maine
Planning Board Minutes
October 12, 2016**

1 CALL TO ORDER

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

2 PUBLIC HEARING

None.

3 VERIFICATION OF QUORUM

Mr. Perkins stated that there were four Board Members in attendance which constitutes a Quorum.

**4 PLANNING BOARD MINUTES FROM AUGUST 10, 2016, SEPTEMBER 7, 2016
WORKSHOP MINUTES FROM OCTOBER 5, 2016**

Mr. Lee made a motion to accept the August 10, 2016 Minutes. Mr. Mark Morris seconded the motion. The Planning Board Members voted 3 in favor and 1 abstention. Ms. Shirley Twitchell did not vote because she was not present at the August 10, 2016 Planning Board meeting. Mr. Lee made a motion to accept the September 7, 2016 Minutes. Mr. R. Edward Morris seconded the motion. The Board Members voted 2 in favor and 2 abstentions. Ms. Twitchell and Mr. Mark Morris abstained from voting because they were not present at the September 7, 2016 Board meeting. Mr. Lee made a motion to accept the Workshop Minutes from October 5, 2016. Ms. Twitchell seconded the motion. The Board Members voted 2 in favor and 2 abstentions. Mr. R. Edward Morris and Mr. Mark Morris abstained from voting because they were not present at the October 5, 2016 workshop meeting.

5 OLD BUSINESS

None.

6 NEW BUSINESS

A. ROBERT HARLOW-BIG BEAR LANE RECONSTRUCTION-AMENDMENT 2

Mr. Maloney addressed the Planning Board and stated that he received a design of new retaining walls on Big Bear Lane. Mr. Maloney then stated that the project on Big Bear Lane is under a stop work order. Mr. Maloney stated that a new plan will need to be submitted to the Planning Board to include the design of the new retaining walls. Ms. Twitchell stated that these retaining walls were not on the original plan therefore she agreed with Mr. Maloney that a new plan will need to be submitted. There was a lengthy discussion among all, that what is needed is a redesigned plan. Mr. Maloney stated that the role of the Planning Board is to be presented with a plan, review the plan in accordance with the Ordinances and approve the Plan. No one other than the Planning Board has the authority to approve a plan. Mr. Maloney then reviewed the Application Completeness Checklist Street Construction Ordinance. Mr. Maloney stated that in particular Items 3, 6, 13 and 23 needs to be addressed. A revised plan is what is needed to move this project forward. Mr. Maloney then stated that the Planning Board did not issue the Stop Work Order. It was issued by the Board of Selectmen. Mr. Mark Morris stated that the Plan before the Planning Board this evening was not approved by the Planning Board. Ms. Twitchell then stated that this evening's meeting needs to move on. What is needed is a revised plan to be reviewed by the Planning Board to make sure it agrees with all of the town's specifications.

7 OTHER

A. ELECTION OF OFFICERS

Mr. Lee made a motion to table the Election of Officers. Mr. Mark Morris seconded the motion. The Board Members unanimously agreed to table the Election of Officers.

B. COMPREHENSIVE PLAN UPDATE

None.

C. MOTOR VEHICLE SALES ZONING AMENDMENTS

No update.

8 REPORTS

A. Planner Escrow

No action needed.

B. CEO Report

Mr. Boutin read the CEO Report.

C. Other

None.

9 ANNOUNCEMENTS AND CORRESPONDENCE

None.

10 ADJOURNMENT

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 9:01pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary