

**Town of Turner, Maine
Planning Board Minutes
December 9, 2015**

1 CALL TO ORDER

Called to order at 7:02pm by Chairman Ms. Margaret Imber. Those Members present were Ms. Imber, Mark Morris, Richard Lee, Shirley Twitchell, Thomas Perkins and R. Edward Morris. 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. Maloney, Mr. Williams and Mr. Schaub will be addressing this item. Mr. Schaub addressed the Planning Board and stated that the town has received numerous complaints from the abutters regarding the construction of this road. It was then stated that the standards for this street construction have not been followed by Mr. Harlow. The Erosion and Sediment Control Plan is not being adhered to. Engineer Rob Prue has stated to Mr. Schaub that the road needed to be stabilized by 11/16/15 for winter. It was also stated that Mr. Prue sent a letter to Mr. Harlow on 11/2/15 stating that this road was not in compliance and that the town needs to pursue the possibility of the collection of the Performance Bond. Mr. Prue also stated in his letter that the stone check dams need to be beefed up. Also present this evening were Selectmen Kurt Youland and Ralph Caldwell. It was agreed upon by all that additional hay and mulch need to be added in order to catch up and be in compliance with the Erosion and Sediment Control Plan. Mr. Prue is the town's engineer who is responsible for reviewing the construction while adhering to the approved plan. It was stated the Mr. Harlow will need to contact Mr. Prue before any spring construction can take place. The anticipated cost to complete this construction properly is between \$60,000.00 and \$80,000.00 if it were contracted out. Mr. Schaub stated that he asked MDOT to look at the road and they agreed that it was stable enough for the winter. It was then stated by Mr. Schaub that there could be civil actions taken in the future against Mr. Harlow but that the town should not be affected. There was a discussion regarding adding a retaining wall. If this were going to happen then the plan needs to come back before the Planning Board for an amendment. Abutter Steve Cummings then addressed the Planning Board and stated that he had concerns about the possibility of a large tree falling down and taking down CMP wires. Mr. Schaub agreed to contact MDOT to contact CMP. There was then a discussion regarding side slopes. Mr. Maloney and Mr. Youland tried to explain the standards for side slopes to Mr. Cummings. After this lengthy discussion Ms. Imber stated to Mr. Cummings that the town has done everything possible with regards to this situation. There was then continued discussion regarding the side slopes. Mr. Williams stated that the way the road is sloped it will allow for safer entrance to Route 219. Ms. Imber then stated that the MDOT agreed that the road is stable for the winter.

4 NEW BUSINESS

A SANDY BOTTOM EXPANSION (MEADOW DRIVE)

Mr. Williams addressed the Planning Board and stated owner Mark Kaufman wants to start the construction of a second road and have the Performance Bond requirement waived. It was stated that the Road Commissioner does not agree with waiving this request. A Performance Bond will be required before any Street Construction can proceed.

5 OTHER

a. Design Standards Commercial Architecture

Mr. Maloney stated that he has contacted two local Architects, Mr. Rodney Boynton and Mr. John Zocchi. Mr. Maloney then briefly reviewed the notes that he had received from these two individuals. Mr. Maloney suggested that the Selectmen have an Advisory Board formed to review new guidelines for design standards for commercial architecture. Mr. Maloney then stated he will need additional time to review the input received from Mr. Boynton and Mr. Zocchi.

b. Other Ordinance Amendments

I. Street Construction

a. Dead End Road Meeting with Selectmen

Mr. Maloney stated that this proposal is to increase the number of dwellings on a dead end street from 15 to 30. Mr. Maloney then stated that the Fire Chief and the Road Commissioner need to provide input for this proposal. Mr. Youland stated that that the Board of Selectmen have received this input but have not yet reviewed it. There was then a discussion regarding more loop roads in the future.

b. Standards for Street Construction

There was a discussion regarding more loop roads in the future. There was also a discussion regarding fewer frontages. Mr. Maloney suggested changing the Comprehensive Plan.

There was then a lengthy discussion regarding Used Car Dealers in the Town of Turner and the recent article that was published in the newspaper.

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 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.

V. Planner Agreement

Since there are no changes to the Planner Agreement Mr. Lee made a motion to send the Planner Agreement to the Board of Selectmen for their approval. Mr. Perkins seconded the motion. The Board Members voted unanimously to send the Planner Agreement to the Board of Selectmen for their approval.

6 PLANNING BOARD MINUTES FROM NOVEMBER 4, 2015 & WORKSHOP MINUTES FROM DECEMBER 2, 2015

Mr. Williams asked Ms. Wilcox to make a change to the November 4, 2015 Minutes. Ms. Wilcox agreed to make said change. Ms. Twitchell made a motion to accept the November 4, 2015 Minutes with said change. Mr. Lee seconded the motion. The Planning Board Members voted 4 in favor and 2 abstentions.

Ms. Imber and Mr. Perkins did not vote because they were not present at the November 4, 2015 Planning Board meeting. Mr. Perkins made a motion to accept the December 2, 2015 Workshop Minutes. Mr. R. Edward Morris seconded the motion. The Board Members voted 4 in favor and 1 abstention to accept the December 2, 2015 Workshop Minutes. Ms. Twitchell abstained from voting because she was not present at the December 2, 2015 Workshop meeting.

7 PLANNER ESCROW

Mr. Mark Morris made a motion to accept the Planner Escrow. Mr. R. Edward Morris seconded the motion. The Board Members voted unanimously to accept the Planner Escrow.

8 CEO REPORT

No action required.

This is Ms. Imber's last Planning Board meeting. She is moving to Lewiston. Mr. Maloney, Mr. Williams and Ms. Wilcox as well as the Planning Board Members thanked her for her much appreciated years of service and wished her well in the future.

9 ADJOURNMENT

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 8:57pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary