

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

1 CALL TO ORDER

Called to order at 7:02pm by Vice Chairman Shirley Twitchell. Those Members present were Ms. Twitchell, Mark Morris, Richard Lee, and Thomas Perkins. R. Edward Morris arrived at 7:05pm. Margaret Imber arrived at 7:08pm. Joan Bryant-Deschenes was not present. Planner, John Maloney was present this evening. CEO, Roger Williams was not present this evening.

**2 PUBLIC HEARING
YOU LAND CONVENIENCE LLC –SUBDIVISION/MOBILE HOME PARK
EXPANSION**

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

Mr. Mike Gotto of Stoneybrook Consultants, Inc. is representing this project this evening. Mr. Gotto stated that this will be a small expansion to the Hillview Mobile Home Park located on Route 4. The expansion would take place on Oakwood Drive and would involve moving one mobile home and adding two new mobile homes. There will be two common driveways installed. The total mobile homes would then be 44.

Ms. Twitchell closed the Public Hearing at 7:05pm.

**3 OLD BUSINESS
A YOU LAND CONVICIENCE LLC (YLC) SUBDIVISION/MOBILE HOME PARK
EXPANSION (SITE VISIT REPORT AND ADDITIONAL INFORMATION)**

Mr. Mike Gotto of Stoneybrook Consultants, Inc. is representing this project this evening. Mr. Maloney distributed the Ordinance Standards to be reviewed regarding Nonconforming Use. After reviewing these standards Mr. Maloney concluded that he felt the Nonconforming Use can be expanded. Mr. Lee asked about the emergency access road. Mr. Gotto stated that Mr. Youland has agreed to make the emergency access road passable and that the residents will all be notified of this emergency access. Mr. Maloney stated that the above item will be labeled as a Condition of Approval. Mr. Lee made a motion to accept the Non Conforming Use. Mr. Perkins seconded the motion. The Board Members voted unanimously to accept the Nonconforming Use with regards to this project. Mr. Maloney then reviewed the Application Completeness Checklist for a Minor Subdivision. After reviewing the Checklist Mr. Maloney suggested waiving Item 24. Ms. Imber made a motion to waive Item 24. Mr. Lee seconded the motion. The Board Members voted unanimously to waive Item 24. Ms. Imber then made a motion to find the Application Completeness Checklist for a Minor Subdivision as complete. Mr. Lee seconded the motion. The Board Members voted unanimously to find the Application Checklist complete. Mr. Maloney then stated that he did not have the Findings of Facts prepared for this evenings meeting. Mr. Maloney also stated that he needed to add the Condition regarding the emergency access to the Findings of Facts

Ms. Imber is not chairing this evenings meeting.

**4 NEW BUSINESS
A LONNIE RICHARDSON-74 AUTO/ANNEX SKETCH PLAN**

Mr. Richardson stated that he would like to make a 38 year old building on this property into an office. There was then a discussion regarding shore land zoning in resource protection and the fact that this building had been considered abandoned. The discussion continued on whether or not this building was

indeed abandoned. It was agreed upon by the Board Members to hold a site walk on September 12, 2015 at 8:30am.

B BOB HARLOW-STREET CONSTRUCTION AMENDMENT

Mr. George Courbron of Survey Works, Inc is representing this project this evening. Mr. Courbron stated that unexpected ledge was found on the sides and blasting had been completed. A new design for parking for the abutters is being considered. The Board Members then reviewed the revised plan. The road would need to be increased to 300 feet. The grade of the road would remain the same. It was stated **that the Engineer, Rob Prue** stopped the construction of the road until another Planning Board review could take place. After continued discussion regarding the changes to the original approved plan Mr. Lee made a motion to accept Amendment 1 to the plan for Big Bear Road. Mr. Perkins seconded the motion. The Board Members voted unanimously to accept Amendment 1 to the plan for Big Bear Road. Mr. Maloney stated that the Findings of Facts would be reviewed at the October Planning Board meeting and that two copies of the revised plan need to be submitted to the Road Commissioner.

5 OTHER

A CONTINUE REVIEW OF TURNER DESIGN-GUIDELINES (COMMERCIAL ARCHITECTURE)

Mr. Maloney suggested that this item be discussed in a Workshop. The Board Members agreed. This item will be discussed after the regular Planning Board meeting.

6 PLANNING BOARD MINUTES FROM AUGUST 12, 2015

Mr. Richard Lee made a motion to accept the Minutes from August 12, 2015. Mr. Mark Morris seconded the motion. The Board Members voted three in favor and two abstentions to accept the Minutes from August 12, 2015. Mr. Perkins and Ms. Twitchell abstained from voting because they were not present at the August 12, 2015 Planning Board meeting.

7 PLANER ESCROW

No action required

8 CEO REPORT

No action required. However; Mr. Maloney stated that the driveway issue at the Kelvin Youland property located on Route 4 needs to be addressed. This property is the new office for KY Construction. Mr. Maloney also stated that the issue of the clapboards on the building located at the auto annex belonging to Darren Labbe also needs to be addressed. It was agreed upon by all that the CEO will need to address these two issues.

9 ADJOURNMENT

Ms. Twitchell made a motion for adjournment unanimously accepted. The meeting adjourned at 8:21pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary