

**Town of Turner, Maine
Planning Board Minutes
October 14, 2015**

1 CALL TO ORDER

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

2 PUBLIC HEARING

None.

3 OLD BUSINESS

A YOU LAND CONVIENCE LLC (YLC) SUBDIVISION/MOBILE HOME PARK EXPANSION FINDINGS OF FACT

Mr. Mike Gotto of Stoneybrook Consultants, Inc. is representing this project this evening. Mr. Maloney reviewed the Findings of Fact and Conclusion of Law with the Condition of Approval and Other Conditions of Approval. Mr. Mark Morris made a motion to accept the Findings of Fact and Conclusion of Law with the Condition of Approval and Other Conditions of Approval. Ms. Bryant-Deschenes seconded the motion. The Board Members voted unanimously to accept the Findings of Fact and Conclusion of Law with the Condition of Approval and Other Conditions of Approval.

B BOB HARLOW-STREET CONSTRUCTION AMENDMENT #1 (FINDINGS)

Mr. Maloney stated that Engineer, Robert Prue had approved the changes to the street construction on Big Bear Lane. Mr. Maloney then reviewed the Findings of Fact and Conclusion of Law. Mr. Maloney then stated that new plans will need to now be submitted to support these changes. Ms. Bryant-Deschenes made a motion to accept the Findings of Fact and Conclusion of Law. Mr. Mark Morris seconded the motion. The Board Members voted unanimously to accept the Findings of Fact and Conclusion of Law. Mr. Maloney then stated that there is some dissatisfaction by the residents who have properties along this road. Mr. Maloney stated that Mr. Williams has received numerous Emails with complaints from the residents. There was then a discussion regarding an Erosion and Sedimentation Control Plan. It was agreed upon that Mr. Williams would follow up on this issue.

C LONNIE RICHARDSON-74 AUTO/ANNEX SITE WALK

The Planning Board discussed the fact that this property is in the Shoreland Zone. The building in question on this property has been abandoned for quite some time. There was also a discussion regarding Non-Conforming Use. There was a discussion regarding changing the Zoning Ordinance. Mr. Maloney stated that there were three ways to have the Zoning Ordinance changed.

1. The Board of Selectmen add a request to the Warrant Article to change the Zoning Ordinance at the Town Meeting by a vote of Turner's citizens.
2. The Planning Board add a request to the Warrant Article to change the Zoning Ordinance at the Town Meeting by a vote of Turner's citizens.
3. By signed Petition of the Citizens of Turner to add a request to the Warrant Article to change the Zoning Ordinance at the Town Meeting by a vote of Turner's citizens.

Mr. R. Edward Morris made a motion to conclude that this property is in the status of Non-Conforming Use and that said property is considered abandoned. Mr. Mark Morris seconded the motion. The Board Members voted two in favor and one opposed.

4 NEW BUSINESS

None.

5 OTHER

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

Mr. Maloney distributed the Turner Design Guidelines for Commercial Architecture to the Board Members. Mr. Maloney then explained the changes he has made to this document. Mr. Maloney then stated that he had added an Introduction page, which is Page 1 and Page 2 regarding possible issues. Mr. Maloney then stated that he would like to have local architects review these guidelines at a future Planning Board workshop. Mr. Maloney also stated that a Public Hearing will need to be held in the future.

6 PLANNING BOARD MINUTES FROM AUGUST 12, 2015

Mr. Mark Morris made a motion to accept the Minutes from September 9, 2015. Mr. R. Edward Morris seconded the motion. The Board Members voted two in favor and one abstention to accept the Minutes from September 9, 2015. Ms. Bryant-Deschenes abstained from voting because she was not present at the September 9, 2015 Planning Board meeting.

7 PLANER ESCROW

No action required

8 CEO REPORT

No action required.

9 ADJOURNMENT

Mr. R. Edward Morris made a motion for adjournment unanimously accepted. The meeting adjourned at 8:27pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary