

**Town of Turner, Maine  
Planning Board Minutes  
September 13, 2017**

**1 CALL TO ORDER**

Called to order at 7:00pm by Chairman Mr. Thomas Perkins. Those Members present were Mr. Perkins, Mr. Richard Lee, Mr. R. Edward Morris and Mr. Mark Morris. Board Members Ms. Shirley Twitchell, Mr. Gregg Varney and Ms. Joan Bryant Deschenes 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. Thomas Perkins stated that there were four Board Members in attendance which constitutes a Quorum.

**4 PLANNING BOARD MINUTES FROM JUNE 14, 2017, AUGUST 9, 2017,  
WORKSHOP MINUTES FROM SEPTEMBER 6, 2017**

Mr. Mark Morris made a motion to accept the Minutes from the June 14, 2017 Planning Board meeting. Ms. Lee seconded the motion. The Board Members voted unanimously to accept the Minutes from the June 14, 2017 meeting. Mr. Mark Morris made a motion to accept the Minutes from the August 9, 2017 Planning Board meeting with said change. Mr. Lee seconded the motion. The Board Members voted unanimously to accept the Minutes from the August 9, 2017 meeting with said change. Ms. Wilcox agreed to make said change. Mr. R. Edward Morris made a motion to accept the Workshop Minutes from September 6, 2017. Mr. Lee seconded the motion. The Board Members voted unanimously to accept the Workshop Minutes from the September 6, 2017 Workshop meeting.

**5 OLD BUSINESS**

**A. BLISS FARM-TERMINATION OF APPLICATION**

Mr. Perkins read a letter received by Mr. John Nichols stating that the Application for the Bliss Farm project had been withdrawn.

**6 NEW BUSINESS**

**A. TOWN OF TURNER SHORELAND ZONING PERMIT APPLICATION**

Mr. Boutin stated that the Town of Turner needs to install new 42inch culverts by Little Wilson Pond because the existing culverts are deteriorating. The question was then asked if a site walk was needed. Mr. Lee made a motion to waive a site walk. Mr. R. Edward Morris seconded the motion. The Board Members voted unanimously to waive the site walk. Mr. Lee then made a motion to accept and approve the Application to install new culverts. Mr. R. Edward Morris seconded the motion. The Board Members voted unanimously to approve and accept this Application.

**B. SCOTT'S RECREATION-SITE PLAN REVIEW-SKETCH PLAN**

Mr. Reid Lampher addressed the Planning Board and described the expansion to Scott's Recreation which is located at 2339 Auburn Road (Route 4). The project would include additional display a storage as well as camper Rentals. Mr. Lampher then stated an Engineer would be hired and plans should be available for the November Planning Board meeting. It was agreed upon by all that a site walk would be held on September 26, 2017 at 6:00pm.

**C. SUNSET RIDGE-KURT AND KAREN YOULAND-MINOR SUBDIVISION SKETCH PLAN**

Mr. Mike Gotto of Stoneybrook Consultants, Inc. is representing this project this evening. Mr. Gotto stated that this property is located on 388 Upper Street and contains 69 acres. Approximately 42 of these acres will be sold with a proposal for 4 house lots, with three houses to be built on the front lots. This is considered a Minor Subdivision because it is less than 5 lots. Mr. Lee then made a motion to waive a site walk. Mr. R. Edward Morris seconded the motion. The Board Members voted unanimously to waive a site walk. A Public Hearing will be held on October 11, 2017. Mr. Maloney then proceeded to review the Application Completeness Checklist for a Minor Subdivision noting what was complete and what still needed to be provided. Mr. Maloney stated that the MDOT will need to confirm site distances. Mr. Maloney also stated that a Condition will be added stating that "No lot shall be further divided unless the project comes back to the Planning Board for approval".

**7 OTHER**

**A. ITEMS NOT ON THE AGENDA**

None.

**B. COMPREHENSIVE PLAN AND ORDINANCE AMENDMENTS**

Mr. Maloney to review the Ordinances for housekeeping issues. It was stated that the Town Manager should update the Planning Board on what is taking place with the Comprehensive Plan.

It was then stated that the Board of Selectmen should extend the moratorium on Marijuana issues.

**C. AVCOG PLANNER**

Mr. Maloney stated that a new Planner starts with AVCOG on September 20, 2017.

**8 REPORTS**

**A. Planner Escrow**

Mr. Boutin read the Planner Escrow. No action needed.

**B. CEO Report**

Mr. Boutin read the CEO Report.

**C. Other**

None.

**9 ANNOUNCEMENTS AND CORRESPONDENCE**

None.

**10 PUBLIC COMMENTS**

None.

**11 ADJOURNMENT**

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 8:17pm.

Respectfully submitted by

Karen Wilcox  
Recording Secretary