

**Town of Turner, Maine**  
**Planning Board Minutes**  
**April 12, 2017**

**1 CALL TO ORDER**

Called to order at 7:02pm by Chairman Mr. Thomas Perkins. Those Members present were Mr. Perkins, Mr. Richard Lee, Mr. Mark Morris, Mr. R. Edward Morris and Mr. Gregg Varney. Board Members Ms. Joan Bryant-Deschenes and Ms. Shirley Twitchell were not present. Planner, John Maloney was present this evening. CEO, Bob Boutin was also present this evening.

Mr. Perkins left the Board table. Mr. Mark Morris is now chairing the meeting.

**2 PUBLIC HEARING**

**A. COBBLESTONE CROSSING SUBDIVISION**

Mr. Mark Morris opened the Public Hearing at 7:03pm. Mr. Mike Gotto of Stoneybrook Consultants, Inc. is representing this project. Seeing no interested parties in the audience the Public Hearing was closed at 7:04pm,

Mr. Perkins returned to the Board table and is now chairing the meeting.

**3 VERIFICATION OF QUORUM**

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

**4 PLANNING BOARD MINUTES FROM MARCH 8, 2017 AND WORKSHOP  
MINUTES FROM APRIL 5, 2017**

Mr. Lee made a motion to accept the March 8, 2017 Minutes. Mr. Mark Morris seconded the motion. The Planning Board Members voted 3 in favor and 1 abstention to accept the March 8, 2017 Minutes. Mr. R. Edward Morris abstained from voting because he was not present at the March 8, 2017 meeting. Mr. Maloney stated that he had not yet prepared the minutes from the April 5, 2017 Workshop.

It was agreed upon by all that New Business would be heard before Old Business.

**5 NEW BUSINESS**

**A. KELVIN YOULAND-SITE PLAN REVIEW SKETCH PLAN-SHOP BUILDING**

Mr. Kelvin Youland stated that this project will be located at 75 Conant Road. The proposal is for a 50 foot by 120 foot warehouse for his construction business. A 75 foot driveway already exists which is gravel. There will be a septic system and a drilled well. The building will have a wood frame with steel siding and an asphalt roof. There will be no windows. There will be 16 foot by 14 foot doors. The building will be heated. The building will be used for construction storage. It was agreed upon by all that a site walk would be held on April 18, 2017 at 5:30pm.

**B. BLANCHARD CASH FUEL-SITE PLANREVIEW SKETCH PLAN-30,000  
GALLON PROPANE TANK PLACEMENT**

Mr. Don Blanchard addressed the Planning Board and stated that he is planning on installing a second 30,000 gallon tank for propane storage. Mr. Blanchard stated that the abutters have been notified and that the bank has approved funding for this project. Mr. Blanchard produced the deed description and blue print for this project. He stated that he has applied for a State Propane Board License. He then stated that he already has one 30,000 gallon storage tank. If approved this would be a new additional 30,000 gallon storage tank. It was agreed upon by all to hold a site walk on April 18, 2017 at 6:00pm. There will be a Public Hearing held on May 10, 2017 at 7:00pm.

**6 OLD BUSINESS**

**A. JEWELL DEVELOPMENT COMPANY-SITE PLAN REVIEW SKETCH PLAN SAND PIT**

Mr. Maloney stated that he has not heard from Mr. Jewell. Mr. Perkins stated that this project should be removed from the agenda until there is communication from Mr. Jewell.

**B. COBBLESTONE CROSSING (ROUTE 4 BUSINESS PARK EXPANSION) SUBDIVISION PRELIMINARY PLAN**

Mr. Perkins left the Board table. Mr. Mark Morris is now chairing the meeting.

Mr. Mike Gotto of Stoneybrook Consultants, Inc is representing this project. Mr. Maloney began the preliminary plan review. Mr. Gotto stated that Amendment # 1 was recorded on September 5, 2014. Mr. Gotto then stated that there will be both underground and overhead utilities. Mr. Maloney stated that this can be noted on the plan. Mr. Maloney stated that the monuments will be installed later on in the project. Mr. Gotto stated that the well had been drilled to 100 feet and that it will produce 50 gallons per minute. The Fire Chief, Rodney Guptill, was present this evening and he stated that he is in agreement with the proposed project. There was then a discussion regarding the fire pond and the relationship of wetlands to the fire pond. Mr. Gotto stated the fire pond would be built to the Fire Chief's satisfaction. It was agreed upon by all that the fire pond would be installed before the third building was occupied. Mr. Gotto then stated that a more detailed Erosion and Sedimentation Control Plan has been submitted. Mr. Gotto also stated that a traffic volume study has been submitted by Mr. Bill Bray. Mr. Gotto stated that there are no driveways proposed, only a street. There was then a lengthy discussion regarding the road construction. Mr. Kurt Youland stated that he only wants to install 3 inches of pavement instead of 4 ½ inches of pavement at this time. Mr. Maloney then reviewed sixteen recommended Conditions of Approval. It was agreed upon by all to remove Conditions 11, 14, 15 and 16. Mr. Lee made a motion to approve the Preliminary Subdivision Plan and the removal of Conditions 11, 14, 15 and 16. Mr. Varney seconded the motion. The Board Members voted unanimously to approve the Preliminary Subdivision Plan with the twelve agreed upon Conditions of Approval. There was then some discussion regarding approving the Final Plan this evening. It was determined that the Final Plan Review will take place at the next Planning Board meeting.

Mr. Perkins returned to the Board table and is now chairing the meeting.

**7 OTHER**

**A. COMPREHENSIVE PLAN UPDATE**

Mr. Perkins stated that the funding for the Comprehensive Plan was voted in at the annual Turner Town Meeting.

**B. PLANNER SERVICES**

Mr. Maloney will be retiring in June from AVCOG. There has been no decision made for a successor from AVCOG or if Mr. Maloney will continue as a Freelancer to support the town of Turner. This order of business will be discussed at the next Board of Selectmen meeting.

**8 2017 ORDINANCE AMENDMENTS**

Mr. Perkins stated that all of the Ordinance Amendments were passed at the annual Turner Town Meeting.

**9 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.

**10 ANNOUNCEMENTS AND CORRESPONDENCE**

None.

**11 PUBLIC COMMENTS**

None.

**12 ADJOURNMENT**

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 9:21pm.

Respectfully submitted by

Karen Wilcox  
Recording Secretary