

**Town of Turner, Maine
Planning Board Minutes
November 13, 2014**

1 CALL TO ORDER

Called to order at 7:03pm by Chairman Ms. Margaret Imber. Those Members present were Ms. Imber, R. Edward Morris, Mark Morris and Shirley Twitchell. Board Members Joan Bryant Deschenes, Richard Lee and Thomas Perkins were 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

Mr. Maloney stated that Mr. Harlow has engaged a Professional Engineer. That is the only information for this evening's meeting.

4 NEW BUSINESS

A DOLLAR GENERAL/SITE PLAN AMENDMENT #1

Mr. Bob Gage, Mr. Lee Allen and Mr. Kevin Downing are representing this project this evening. Mr. Gage addressed the Planning Board and apologized for the landscape issues that have occurred. Mr. Allen stated that the trees that were removed were at the direction of the MDOT and were cleared by the Contractor. Mr. Downing then addressed the Planning Board with a solution to correct the issue of the tree removal. He presented a Tree Line Restoration Plan. This plan showed the proposed planting of evergreen trees, white spruce and native birches. Mr. Downing stated that these types of trees tolerate salt well. Maximum growth would be 35 feet wide and 60 feet tall in about 50 years. Mr. Maloney stated that this would be Amendment #1 to the already approved plan. Mr. Maloney then stated that a Landscape Plan would need to be submitted for the record. Mr. Maloney also stated that he will prepare a revised Findings of Fact. Ms. Twitchell made a motion that an agreement had been reached regarding the proposed Tree Line concept. Mr. Mark Morris seconded the motion. The Planning Board voted unanimously to accept the proposed Tree Line concept. There was then a short discussion regarding the proposed sign.

5 OTHER

A ORDINANCE AMMENDMENTS

Mr. Maloney addressed the Planning Board and stated that he feels there needs to be improvements to the design standards for Commercial Development. Mr. Maloney suggested discussion with architects who live in Turner. Mr. Maloney mentioned the possibility of speaking to Dave Rogers, Rodney Boynton and John Zochi. Mr. Maloney suggested that the current standards be reviewed as well as the designs of the last two projects that were approved by the Planning Board by these gentlemen. The Planning Board Members agreed that this suggestion was in the best interest of future development in Turner.

**6 PLANNING BOARD MINUTES FROM OCTOBER 8, 2014 AND WORKSHOP
MINUTES FROM NOVEMBER 6, 2014**

It was agreed upon by all that these Minutes will be reviewed at the December 10, 2014 Planning Board meeting.

7 PLANER ESCROW

No action required

8 CEO REPORT

No action required. Mr. Williams informed the Planning Board of the Zoning Board of Appeals meeting which took place in October.

9 ADJOURNMENT

Ms. Twitchell made a motion for adjournment, unanimously accepted. The meeting adjourned at 7:35pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary