

**Town of Turner, Maine
Planning Board Minutes
November 4, 2015**

1 CALL TO ORDER

Called to order at 7:00pm by Vice Chairman Shirley Twitchell. Those Members present were Ms. Twitchell, Mark Morris, R. Edward Morris, Joan Bryant-Deschenes and Richard Lee. Margaret Imber and Thomas Perkins were not present. Planner, John Maloney was present this evening. CEO, Roger Williams was present this evening.

2 PUBLIC HEARING

None.

3 OLD BUSINESS

A BOB HARLOW-STREET CONSTRUCTION UPDATE

Mr. Maloney stated that he had some communication with the Town Manager, Kurt Schaub and the CEO, Roger Williams concerning this project site located at Big Bear Lane off Bear Pond Road. Mr. Maloney stated that an Erosion and Sediment Control Plan was missing. Mr. Williams stated that a letter of violation had been sent to Mr. Harlow. The approved completion date for this project is November 15, 2015. Erosion and Sediment Control have not been in place during this construction. It was discussed that the \$15,000 Performance Bond be collected by the Town in order to try and complete the work at this project site. Mr. Williams stated that Engineer, Rob Prue reported that the grade agreed upon in the approved plan had not been completed in some spots. Ms. Twitchell asked if there were any communications between Mr. Williams and Mr. Harlow. Mr. Williams answer was, not yet. Mr. Maloney then stated that the Planning Board with the guidance of Engineer Rob Prue approved this plan. It appears that Mr. Harlow is not following the approved plan therefore it is out of the Planning Board's hands and it is now time for enforcement by the Town. Mr. Timothy Verrill an abutter to this project then distributed a prepared statement and photographs of what was taking place at this construction site. Mr. Verrill then read this statement to the Planning Board. This statement and the photographs will be included with the approved Minutes. There was then a discussion between the Planning Board, Mr. Verrill and abutter Steven Cummings. Abutter Kevin Mitchell was also present during this discussion. After the discussion Mr. Maloney stated that the approved Plan was not being followed. The side slopes need to be stabilized as well as rip wrapping designated areas. An Erosion and Sedimentation Plan needs to be adhered to at all times. Mr. Maloney stated that the Board of Selectmen as well as the Town Manager needs to get involved. Mr. Maloney then stated that he would speak to the Town Manager. Mr. Maloney also stated that the Planning Board did their job and that the applicant was not following the approved plan. Enforcement needs to take place as well as the possible collection the Performance Bond by the Town.

4 NEW BUSINESS

None.

5 OTHER

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

Mr. Maloney suggested that the Board of Selectmen and local Architects be invited to attend the December 9, 2015 Planning Board meeting to discuss design guidelines.

B OTHER ORDINANCE AMENDMENTS

I. STREET CONSTRUCTION

Mr. Maloney suggested that road lengths be discussed with the Selectmen at the December 9, 2015 Planning Board meeting and that the Town Manager and the Fire Chief also be invited to attend this meeting.

II. SHORELAND ZONING

Mr. Maloney reviewed what he believed could be possible proposed changes to Shoreland Zoning with the Board Members. Mr. Maloney also stated that the Planning Board and Board of Selectmen and the Town Manager should consider changes to the Comprehensive Plan. The current Comprehensive Plan was adopted in 2006 and is valid through 2018.

6 PLANNING BOARD MINUTES FROM OCTOBER 14, 2015

Mr. Mark Morris made a motion to accept the Minutes from October 14, 2015. Mr. Bryant-Deschenes seconded the motion. The Board Members voted three in favor and one abstention to accept the Minutes from October 14, 2015. Mr. Lee abstained from voting because he was not present at the October 14, 2015 Planning Board meeting.

7 PLANER ESCROW

No action required

8 CEO REPORT

No action required.

9 ADJOURNMENT

Mr. Lee made a motion for adjournment unanimously accepted. The meeting adjourned at 8:35pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary