

**Town of Turner, Maine
Planning Board Minutes
July 8, 2015**

1 CALL TO ORDER

Called to order at 7:07pm by Chairman Ms. Margaret Imber. Those Members present were Ms. Imber, Mark Morris, R. Edward Morris, and Joan Bryant Deschenes. Thomas Perkins, Richard Lee and Shirley Twitchell 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

None.

4 NEW BUSINESS

A YOU LAND CONVIENCE LLC (YLC) SKETCH PLAN/SUBDIVISION/MOBILE HOME PARK EXPANSION

Mr. Mike Gotto of Stoneybrook Consultants, Inc. is representing this project this evening. Mr. Gotto stated that this mobile home park known as Hillview Estates is situated on 20.828 acres on Route 4. There are 41 units and the proposal is to add three more units along with adding one more lot and a new road. Mr. Gotto also stated that the Applicant would also like to purchase additional abutting property. The new proposed road would be called Chestnut Drive. The name of this new road has been approved by the Fire Department. There was a short discussion regarding the position of the septic systems and wells. There was then a discussion regarding connecting the new road with an existing road. There was also a discussion regarding connecting the new road to the airport runway. Mr. Maloney stated that he did not think connecting a road to the airport runway was a good idea and that there were safety issues involved. There was then a discussion regarding the zoning in this area. It was stated that another parcel is not permitted in this zone. The discussion then ensued regarding possibly changing the zoning. Mr. Maloney stated that there are three ways to go about having a Zone changed.

1. By Planning Board Recommendation
2. By Selectmen Recommendation
3. By Petition

Mr. Gotto then explained the expansion of the existing road and the proposal for the new road. There was a discussion regarding a loop road as well as a discussion regarding frontage. There was then a discussion regarding lot width. It was agreed upon by all that a site walk would be held on July 13 at 4:30pm.

B JOHN MALONEY-SUBDIVISION AMENDMENT (APPLE RIDGE)

Mr. Maloney left the Board table. Mr. Maloney addressed the Planning Board and stated that this is a 12 lot subdivision and that he purchased lots 11 and 12. He stated that lot 11 cannot be built upon. Mr. Maloney would like to have lot 11 and 12 combined into 1 lot. This would make the combining of both lots to equal 16.39 acres. Two deeds would then be combined into one. Part of this property would be placed into a Tree Growth Management Plan. Ms. Bryant-Deschenes made a motion to accept the proposed Amendment to the Apple Ridge Subdivision. Mr. Mark Morris seconded the motion. The Board Members voted unanimously to accept the Amendment to the Apple Ridge Subdivision. 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.

C MARK MORRIS-WILDERNESS WAY ROAD EXTENSION APPROVAL

Mr. Mark Morris left the Board table. Mr. Mark Morris addressed the Planning Board and stated that currently a private road is servicing one house. He stated that he wants to pave it and has hopes for the future of the road becoming a Town road. All improvements to the road will be completed to town standards and be inspected by an Engineer. A culvert will need to be changed, which Mr. Mark Morris agreed to do. Mr. Mark Morris is asking for approval of the existing improvements now so that in the future the road will not have to be dug up. Mr. Maloney stated that a Street Construction Application and a Checklist will need to be submitted. It was then agreed upon by all that a site walk would be conducted on July 13, 2015 immediately following the site walk scheduled at Hillview Estates.

5 OTHER

A REPORT ON TOWN MEETING ACTION ON ORDINANCE AMENDMENT

Mr. Maloney stated that the proposed amendment by the Board of Selectmen to have the number of lots raised from 15 to 30 on a dead end street did not pass.

B CONSIDERTION OF COMMERCIAL DEVELOPMENT DESIGN STANDARDS

Mr. Maloney suggested reviewing the standards of the Town of Raymond. Mr. Maloney then suggested getting Mr. Perkins involved. There will be continued discussion regarding this matter at the August meeting.

6 PLANNING BOARD MINUTES FROM APRIL 1, 2015, APRIL 8, 2015 AND THE MINUTES FROM JULY 1, 2015

Ms. Bryant-Deschenes made a motion to accept the Public Hearing Minutes from April 1, 2015. Mr. R. Edward Morris seconded the motion. The Board Members voted unanimously to accept the Minutes from April 1, 2015. Ms. Bryant-Deschenes made a motion to accept the Minutes from April 8, 2015. Mr. Mark Morris seconded the motion. The Board Members voted unanimously to accept the Minutes from April 8, 2015. Ms. Bryant-Deschenes made a motion to accept the Workshop Minutes from July 1, 2015. Mr. Mark Morris seconded the motion. The Board Members voted unanimously to accept the Workshop Minutes from July 1, 2015.

7 PLANER ESCROW

No action required

8 CEO REPORT

No action required. However; Mr. Williams stated that there is a septic system problem at the Kids Kamp facility.

Mr. Maloney then stated the closing off of an extra driveway at the Kelvin Youland property located at 287 Auburn Road needs to be addressed.

Ms. Imber then stated that the Selectmen would like a representative from the Planning Board to attend their meeting on the third Monday of the month. Mr. R. Edward Morris volunteered to attend that meeting.

9 ADJOURNMENT

Ms. Bryant-Deschenes made a motion for adjournment unanimously accepted. The meeting adjourned at 8:47pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary