

**Town of Turner, Maine
Planning Board Minutes
December 14, 2016**

1 CALL TO ORDER

Called to order at 7:00pm by Chairman Mr. Thomas Perkins. Those Members present were Mr. Perkins, Ms. Shirley Twitchell, Mr. R. Edward Morris and Mr. Richard Lee. Board Members Ms. Joan Bryant-Deschenes, Mr. Gregg Varney and Mr. Mark Morris were not present. Planner, John Maloney was present this evening. CEO, Bob Boutin was also present this evening.

2 OATH OF OFFICE/SWEARING IN OF BOARD MEMBERS

Ms. Rebecca Allaire swore in Board Members Mr. Perkins, Ms. Twitchell, Mr. Lee and Mr. R. Edward Morris. Mr. Gregg Varney, Mr. Mark Morris and Ms. Bryant-Deschenes will need visit the Turner Town Office to be sworn in.

3 PUBLIC HEARING

None.

4 VERIFICATION OF QUORUM

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

5 PLANNING BOARD MINUTES FROM NOVEMBER 9, 2016

Ms. Twitchell made a motion to accept the November 9, 2016 Minutes. Mr. R. Edward Morris seconded the motion. The Planning Board Members voted 2 in favor and 1 abstention. Mr. Lee did not vote because he was not present at the November 9, 2016 Planning Board meeting.

6 OLD BUSINESS

None.

7 NEW BUSINESS

None.

8 OTHER

A. MOTOR VEHICLE SALES ZONING AMENDMENTS

Mr. Perkins stated that this item has been tabled again by the Board of Selectmen. There was a discussion regarding the fine tuning of this Ordinance. Mr. Maloney stated that he would check with the Town Manager to see when this item will be on the Board of Selectmen's agenda for discussion.

B. COMPREHENSIVE PLAN UPDATE

It was stated that this item is on the Board of Selectmen's agenda. Mr. Maloney distributed a Comprehensive Plan Update Assessment to the Board Members for their review. Mr. Maloney suggested that a Comprehensive Review Committee be formed as well as the hiring of a Consultant. Mr. Maloney stated that this should be done sooner than later. Mr. Lee made a motion that Mr. Perkins draft a letter to the Selectmen stating these recommendations by the Planning Board. Mr. R. Edward Morris seconded the motion. The Board Members voted unanimously to have Mr. Perkins send a letter to the Board of Selectmen with their recommendations regarding the Comprehensive Plan.

9 **2017 ORDINANCE AMENDMENTS**
A **RECREATIONAL MARIJUANA GROWING OPERATIONS**
B **MARIJUANA RETAIL AND SOCIAL CLUBS**

Mr. Maloney stated that the towns may be given authority to enact moratoriums with regard to this issue. There was a discussion regarding zoning and land use as well as social clubs and retail stores. Mr. Lee made a motion that a memo to the Selectmen should be drafted by Mr. Perkins stating the Planning Boards concerns. Mr. R. Edward Morris seconded the motion. The Board Members voted unanimously that Mr. Perkins draft and send said letter to the Board of Selectmen.

C **ZONING MAP ADJUSTMENTS**

The only item discussed was Randy Murray's property.

D **SIGN STANDARDS AMENDMENTS**

Mr. Maloney distributed the Ordinance on signs to the Board Members. There was then a discussion regarding a recent U.S. Supreme Court decision regarding signs.

There was then a discussion regarding Site Review and the 30% completion rule in 5 years of the approved plan.

10 **REPORTS**

A. Planner Escrow

No action needed.

B. CEO Report

Mr. Boutin read the CEO Report and mentioned a special report on Big Bear Lane.

C. Other

There was a discussion regarding Mr. Bill Jewel purchasing the Kennedy property and the possibility of the installation of a sand gravel pit.

11 **ANNOUNCEMENTS AND CORRESPONDENCE**

None.

12 **PUBLIC COMMENTS**

None.

13 **ADJOURNMENT**

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 8:16pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary