

**Town of Turner, Maine
Planning Board Minutes
January 11, 2017**

1 CALL TO ORDER

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

2 PUBLIC HEARING

None.

3 VERIFICATION OF QUORUM

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

4 PLANNING BOARD MINUTES FROM DECEMBER 14, 2016 AND WORKSHOP MINUTES FROM JANUARY 4, 2017

Mr. Lee made a motion to accept the December 14, 2016 Minutes. Mr. R. Edward Morris seconded the motion. The Planning Board Members voted 2 in favor and 1 abstention. Mr. Mark Morris did not vote because he was not present at the December 14, 2016 Planning Board meeting. Mr. Lee asked Mr. Maloney to make a change to the January 4, 2017 Workshop Minutes. The word not needed to be inserted in front of the word present. Mr. Maloney agreed to make said change. Mr. Mark Morris made a motion to accept the January 4, 2017 Workshop Minutes with said change. Mr. Lee seconded the motion. The Board Members voted unanimously to accept the January 4, 2017 Planning Board Workshop Minutes.

5 OLD BUSINESS

None.

6 NEW BUSINESS

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

Mr. Bill Jewell addressed the Planning Board and stated that he had purchased the Kennedy Farm located on Route 4. He has been exploring the left side of the property where the farm stand is located for minerals. So far he has discovered fine sandy loam. He knows that this property is located on a sand and gravel aquifer. Mr. Jewell distributed a map to the Board Members depicting where the test pits were located. There was a discussion regarding the fact that a DEP permit is not needed if less than 5 acres were developed. Mr. Jewell then stated that Pit #2 which was 8-10 feet deep had revealed pure live sand. Mr. Malone asked what the market was for sand. Mr. Jewell stated that he did not know. Mr. Jewell then stated that he had lived in Charlotte, NC for 16 years but had recently returned to ME. Mr. Jewell then proceeded to explain the types of work he was involved in while living in NC. Mr. Jewell stated that he was looking for some guidance from the Planning Board as to what avenues of planning he should consider. Mr. Perkins stated that the job of the Planning Board is to evaluate proposals and make certain that site plans conform to the rules. Mr. Lee commented that the appearance of Route 4 should be considered. Mr. Perkins then explained that a Public Hearing is held and the abutters to the property are notified. Mr. Maloney then explained the process involving site development. Mr. Perkins asked Mr. Jewell what his time frame was. His answer was no specific time frame.

B. BOUCHER-MINOR SUBDIVISION SKETCH PLAN

Ms. Tina Boucher addressed the Planning Board and stated that she and her sister, Ms. Julie Emerson, inherited their father's farm and were trying to sell a piece of property to Brigeen Farms. Over the years some of this property has been sold to various individuals, which has created a minor subdivision. Mr. Maloney stated that in order for there to be clear title the Minor Subdivision Ordinance will need to be followed. Mr. Maloney also stated that he would try and make this process as simple as possible. The Board Members then reviewed the Application Completeness Checklist for a Minor Subdivision. The following items were being considered as waived. Items 14, 15, 16, 18, 19, 20, 22, 25, 26, 29, 32, 35 and 36. Items 17, 24, 27, 28 and 34 were then considered as not applicable. Items 1 through 13, information was still needed also Items 30, 31 and 33. Items 21 and 23 were found complete. Mr. R. Edward Morris made a motion to waive a Site Walk. Mr. Mark Morris seconded the motion. The Board Members voted unanimously to waive a Site Walk. A Public Hearing will be held February 8, 2017. Mr. Lee made a motion to accept the Application Completeness Checklist for a Minor Subdivision as complete. Mr. R. Edward Morris seconded the motion. The Board Members voted unanimously to accept Application Completeness Checklist for a Minor Subdivision as complete.

7 OTHER

A. COMPREHENSIVE PLAN UPDATE

Mr. Perkins stated that he has sent a memo to the Board of Selectmen requesting funds be budgeted for an updated Comprehensive Plan. He has not yet received a response.

B. PLANNER SERVICES

It was stated that there are considerations for either a replacement or a consultant since Mr. Maloney will be retiring shortly. No decision has been made.

8 2017 ORDINANCE AMENDMENTS

A. MOTOR VEHICLE SALES ZONING AMENDMENTS

Nothing has been received from the Board of Selectmen.

B RECREATIONAL MARIJUANA GROWING OPERATIONS

There was a discussion regarding the possibility of a bill being passed by the State of Maine to enact a one year Moratorium.

C MARIJUANA RETAIL AND SOCIAL CLUBS

There was a comment made that building rents for these types of establishments may soar through the roof.

D ZONING MAP ADJUSTMENTS

No new information.

E SITE PLAN REVIEW APPROVAL DURATION

Mr. Maloney will prepare the language for this amendment.

There was then a discussion regarding the possible expansion to a mobile home park with regards to the Comprehensive Plan update

It was agreed upon by all that a Public Hearing will be held on March 1, 2016 to discuss the Ordinance Amendments.

9 REPORTS

A. Planner Escrow

Short discussion regarding Sandy Bottom Estates. No action needed.

B. CEO Report

Mr. Boutin read the CEO Report.

C. Other

None. Mr. R. Edward Morris mentioned that he did not attend the last Board of Selectmen meeting. Ms. Wilcox stated that she would remind Mr. Gregg Varney and Ms. Joan Bryant-Deschenes to stop into the Town Office to be sworn in.

10 ANNOUNCEMENTS AND CORRESPONDENCE

None.

11 PUBLIC COMMENTS

None.

12 ADJOURNMENT

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 8:25pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary