

**Town of Turner, Maine
Planning Board Minutes
June 3, 2020**

1 CALL TO ORDER

Called to order at 6:01 pm by Mr. Bill Bullard, Chairman. Those Members present were, Mr. Bill Bullard, Mr. R. Edward Morris, Ms. Shirley Twitchell, Mr. Richard Lee and Mr. Kelvin Youland. Those Absent Donny Hinkley and Brian Emmons. Mr. Bob Folsom, Code Enforcement and John Cleveland, Town Planner were also present.

2. VERIFICATION OF QUORUM

Mr. Bill Bullard stated that there were 5 Board Members in attendance which constitutes a Quorum.

3. PUBLIC HEARING:

None

4. OLD BUSINESS

CSG, LLC Solar Project – Chris Byers, Boyle Associates

Mr. Cleveland updated the Board on the proposed project for a solar development on Route 4 on property owned by Mr. Murray. He presented the Finding of Facts to the Board. Mr. Cleveland reviewed the requirements for setbacks on the property. The Applicant stated that they will be setting the boundary stakes. Mr. Cleveland stated that the property does abut another zone and there needs to be a 50 ft setback for the transition for the zoning transition. The Applicant has adjusted the project location to allow for the setback and to be able to keep the current recreation trail.

There is a driveway for the MDOT and the driveway to the project will come off from that driveway. The driveway does currently meet the standards for driveway construction. There were some confusions on multiple easements on the property. The applicant stated that they will be creating a document that will clear the easements and will have that as a condition if the project moves forward.

The applicant will have the utility poles go along the access driveway to connect to the grid.

The applicant has provided a letter from a Financial Institution that they are able to fund the project. This letter unfortunately not descriptive. The Board will have a condition that prior to a building permit being issued the applicant will provide a letter from the financial intuition that shows more clarity.

Mr. Cleveland discussed the decommissioning bond for the property. Per his previous conversation the Applicant was looking to have the decommissioning bond after 20 years. The Board requested that the chance for the Bond be provided earlier. This is new to the Town and there are too many unknowns.

There will be some movement of material on the property. There may be some loom brought onto the property. This would help with vegetation that would ensure there is no runoff and minimal erosion and meets the DEP storm water permit.

The Applicant did provide a diagram for the electrical on the project. This will help the Emergency Department in case of a Fire or if there is a problem with the project. Mr. Folsom would really like the diagrams provided to the Emergency Department and that it is very important for training to occur to ensure there is no issue or safety concerns. The Applicant stated that they have no problem with training and it is often a request.

Ms. Twitchell motioned to find the Application complete and it was seconded by Mr. Lee. (4 ayes and 1 abstained, Mr. Morris)

Mr. Cleveland reviewed the Findings of Fact with the Board. There is a condition that states that the bearings of the locations be marked prior to building. There are no mapped sand and gravel aquifers and there has been a map that shows the stormwater runoff areas. The applicant has also adjusted their plans to show the proper setbacks. There is a condition that all easements and restrictions will be released from the property prior to building. There will also be a condition that the Applicant will provide training to the Emergency Department. There will also be a condition that the Applicant will come to the Board with a letter of Financial Capacity. Mr. Folsom questioned if a condition should be put in that the Applicant should call Dig Safe. Mr. Cleveland stated that it is State Law so he does not feel it should be put in as a condition. There is a condition that a decommissioning bond will be put into place after the project is completed.

Ms. Twitchell motioned to approve the Findings of Fact and Conclusion of Law with the conditions 1 through 11 with updated language and it was seconded by Mr. Youland (5 ayes)

Mr. Youland questioned how long the build out is for the project. Mr. Knapp stated that it takes about 4 to 6 months. This is a quick build where there is not a lot of work that needs to be done on the property.

This project needs to be submitted to the State by June 11th in order to be considered for the State's PUC but they needed Board approval prior to being able to submit the same to the State.

5. New Business

Point North Development & Self Storage Final Minor Subdivision and Site Plan.

Mr. Jim Courbron from Survey Works spoke on behalf of the project. The applicant is looking to build a 60 unit storage facility on property off from Route 4. Mr. Mark Duguay and Mr. Desmond Duguay are the owners of the property and are looking to develop the property.

Mr. Courbron discussed the reason for a subdivision. The lot was originally divided and a portion was given to the property owners son which did not trigger a subdivision. There was a lot that was divided off the originally parcel within the last 5 years which is why the applicant must go through a minor subdivision approval. The applicant will need to contact MDOT to change the use of the parcel. There is a current driveway on the site but will need to be widened to meet the town standards. This road will be called Point's North Dr. There will be a 50ft x 100ft that will allow for larger units. There will be 2 additional units that will be 30ft x 100ft building. The units will be assessable 24 hours a day and will have about 20 units in each building so there will be lighting on the building and the driveway.

Mr. Morris question if there would be security on the buildings. Mr. Desmond stated that he does plan to have some security on the property and to keep the storage units well lit to ensure safety.

Mr. Cleveland stated that the applicant would like to break ground in July so his hope is for the Board to review the Findings of Fact and if all goes well the Board can either approve or not approve the project.

The Board will plan to do a site walk on June 10 at 5:00 pm and will plan for a Public Hearing on June 17, 2020 and notices will be sent out to the abutters.

6. Other Business

None

7. PLANNING BOARD MINUTES FROM May 27, 2020.

Ms. Twitchell motioned to accept the May 27, 2020 minutes and seconded by Mr. Lee (4 ayes, 1 abstained, Mr. Morris)

8. PUBLIC COMMENTS

None

9. ADJOURNMENT

Mr. Morris made a motion for adjournment and it was seconded by Mr. Lee and the Board unanimously accepted. The meeting adjourned at 7:30 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.