

**Town of Turner, Maine
Planning Board Minutes
March 17, 2021**

1 CALL TO ORDER

Called to order at 6:06 pm by Mr. Bill Bullard, Chairman. Those Members present were, Mr. Bill Bullard, Mr. Kelvin Youland, Mr. R. Edward Morris, Ms. Shirley Twitchell and Mr. Donny Hinkley, Mr. Richard Lee. Those Absent Mr. Brian Emmons. John Cleveland, Town Planner Sarah DelGizzo, Town Planner and Mr. Kurt Schaub, Town Manager were also present.

2. VERIFICATION OF QUORUM

Mr. Bill Bullard stated that there were 6 Board Members in attendance which constitutes a Quorum.

3. PLANNING BOARD MINUTES FROM January 20, 2021 and March 3, 2021.

Mr. Morris made a motion to accept the January 20, 2021 minutes and it was seconded by Ms. Shirley Twitchell. Mr. Morris motioned to accept the item 1-4 regarding the Public Hearing on the March 3, 2021 minutes and seconded by Mr. Kelvin Youland (6 ayes)

4. PUBLIC HEARING:

VGJR Industries, LLC

Ms. DelGizzo reviewed the application with the Board. The applicant is currently operating in the building with a medical grow and is looking to open a store front. The hours of operations will be from 8:00 am to 6:00 pm and they will have the proper security and lighting.

5. OLD BUSINESS

Change in Ordinance Review

Mr. John Cleveland gave an overview on the Proposed Ordinances and Report. There were no public comments on the Amendment but there was written testimony submitted. At this time the Board will need to review the Report per the Ordinance.

Mr. Hinkley made a motion to approve the proposed Ordinance Change and language that was discussed in 2020 and it was seconded by Mr. Lee.

Adult Use Retail Marijuana Sale and Cultivation

Mr. Cleveland reviewed the proposed Ordinance with the Board. He took the feedback from Mr. Maloney's written testimony. He stated per previous conversations the Board had decided to not allow outdoor cultivation. Mr. Hinkley questioned indoor cultivation in rural 1 and rural 2. The Table had some errors and will be corrected. Mr. Cleveland will make those changes for the Final Draft and review the same again.

Mr. Cleveland stated that the Town mirrored the State's definitions in the Ordinance. He spoke with Mr. Maloney in great length and they both agreed that having the State's definitions would be best. This would allow for a reference for the Applicant that would ensure in the event the State changes their rules it would be reflected accordingly in the Town's Ordinance. He also

stated that there was a section put in that the sign standards for the business would meet Town requirements with Proof it has been approved by the State.

Mr. Cleveland reviewed some additional changes that were grammatical and updated

Ms. Twitchell motioned to approve the Ordinance with some grammatical changes and updates to the chart. With the intent to also allow for grammatical changes to be corrected later if needed. It was seconded by Mr. Lee. (6 Ayes)

Matterhorn Apothecary, LLC

Ms. DelGizzo reviewed the application with the Board and the changes in the plan and worked with the Horn's on the amended application. This will be done in 2 phases and the phases have been drawn out to show the same. The idea is to allow for a set space for opening the businesses with the idea to expand at a later time.

Mr. Morris made a motion to approve the Application and Findings of Fact and Conclusion of Law for phase one complete and it was seconded by Mr. Hinkley (6 ayes)

VGJR Industries, LLC

Ms. DelGizzo reviewed the full application and the Findings of Fact with the Board. She reviewed the traffic pattern, application and stated that the fee has been paid. The application is complete and stated that the building is maintained by a HVAC for Odor control but documentation has not been provided yet. A Specs sheet of the Filter was provided by the Applicant at the meeting. Mr. Schaub stated that the Applicant has come in for licensing for the grow and they were made aware of the Town requirements are but could not hold them to that standard.

Mr. Lee questioned what the parking will be for customers. Ms. Delgizzo stated that there is adequate parking and questioned if it had been outlined. He also questioned if there would be parking for the disabled. Vince stated that he could ensure signage for ADA compliant parking space if need be. At this time there is not an ADA ramp to go into the building. Mr. Lee stated that parking and customer access should comply with ADA requirements and that he would like to have condition put in that would require ADA parking and signs to be put out.

The Applicant stated that this will be a low volume traffic area with at most 15 customers a day from between 8:00 am and 6:00pm. While at this time he has customers, it would be better to have a store front license.

The Board will plan to have a site walk of the facility before the next workshop in April. The Board will plan to meet 5:00 pm on April 7, 2021.

6. New Business

Sandy Bottom Estates

Mr. Coburn reviewed a requested revision for Sandy Bottom Estates. He stated that the mobile home park has been in the community for many years now. There was an expansion done in 2010 to service a couple dozen lots and at this time the owner of the park has decided because of maintenance proposes they would like to connect the two roads together and would help realign some lots and would decrease the same by 1 lot. This also would change some of the lots. This would help with plowing, emergency vehicle access and would help improve the park. Mr. Coburn stated that he has visited the park in the winter and because of the way it is being plowed it is going up to a dead-end road that with melting it causes problems. Mr. Coburn stated that he has looked at the Town's Ordinance and went by the subdivision guidelines. This would be a realignment of lots and they are private lots.

Mr. Schaub stated that when this application came in the himself and the Town's Planners looked at the same and per the Town's Ordinance the Planning Board could hold a Public hearing but it is not required. If the Board agrees this is a minor change, they can approve the plan and it can be recorded as an amendment in the Registry of Deeds.

Mr. Morris questioned if there will be a storm water issue. Mr. Coburn stated that there would not be a huge change to what is already there.

Ms. DelGizzo stated that she agrees with Mr. Schaub and it is a better design and the impact would be for the better on this design.

Mr. Lee questioned how many residents would be affected by this change. Mr. Coburn stated that it would affect about a dozen lots but it would only be for the better. Mr. Lee's concern would be that this loop would affect a nice lot and may end up having a lot of water. Mr. Coburn stated that after having visited the area there wouldn't be an issue where those lots would not be developed. Mr. Schaub stated that in his last 7 years there has not been a single complaint of the lot.

Ms. Twitchell made a motion to approve the amendment to Sandy Bottom Estates and it was seconded by Mr. Lee (6 ayes)

Ms. Twitchell stated that she sees this as an improvement and it would be nice to have 2 exits for the residents.

7. Other Business

None

8. REPORTS

None

9. PUBLIC COMMENTS

None

10. ADJOURNMENT

Mr. Morris made a motion for adjournment and it was seconded by Mr. Lee and the Board unanimously accepted. The meeting adjourned at 7:45 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.