

**Town of Turner, Maine
Planning Board Minutes
March 14, 2018**

1 CALL TO ORDER

Called to order at 7:01 pm by Chairman Mr. Thomas Perkins. Those Members present were Mr. Perkins, Mr. R. Edward Morris, Ms. Shirley Twitchell, Mr. Bill Bullard and Mr. Richard Lee arrived shortly after the start of the meeting. Mr. Gregg Varney and Mr. Mark Morris were absent. Planner, Shelley Norton and CEO, Bob Boutin were present.

**2 PUBLIC HEARING
None**

3 VERIFICATION OF QUORUM

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

4 PLANNING BOARD MINUTES FROM February 14, 2018 AND WORKSHOP MINUTES FROM March PLANNING BOARD MINUTES

The board agreed to table the February 14, 2017 minutes for further review. Ms. Twitchell moved and Mr. R. Edward Morris seconded a motion to approve the March 6, 2018 Workshop Minutes as written and distributed. The motion carried unanimously.

5. OLD BUSIESS

A. Medical Marijuana Facility- James Baillargeon

Findings of Fact were accepted and signed.

6. NEW BUSINESS

A. Country Bumpkins

Mr. Perkins stepped down from chairing the board in order to represent the applicant for this project. Mr. R. Edward Morris assumed chairmanship.

- a. A new building is proposed on Stonecrest Drive for a daycare. There will be a one-way driveway in and out and angled parking to allow better sight and for the safety for children who maybe running around. There were previous conversations about a bus being able to get in and out of the facility parking location. After review of the property the bus may fit in the area but it is felt that it would be better if there was a stop at the end of Stonecrest drive.
- b. No waiver requests have been submitted.
- c. They are waiting on a landscaping plan for the property.
- d. A Septic plan will be done on 3/15/18
- e. Building design is based on an "Old Fashioned School House" they will be enlarging the roof over the entrance from what is being shown tonight.
- f. Mr. R. Edward Morris questioned the signage. There will be no sign on Route 4, but there will be one near the building itself.
- g. Mr. Perkins would like to have a sight walk scheduled as soon as possible. The board discussed the same and does not feel that a site walk would be necessary, since they visited the subdivision last year.
- h. A Public Hearing will be scheduled for April 11, 2018.

- i. There is a tenant that would like to open a daycare facility. There would be about 70-75 children. The Peak impact time would be around 25 cars. Building is designed to be handicapped accessible.

B. Tractor Sales (Hood Farms)

Mr. Perkins resumed position as chair of the board.

- a. Mr. Mike Gotto presented on behalf of the owner, Mr. Warren Hood. They are looking to set up Tractor Sales on Lot #2 on Stonecrest Drive. Mr. Hood would like to build a 4,000 SQ FT show room. A lighting plan and soil investigation and septic design will be done. There will be 9 parking spaces including one handicapped space. There will be a tractor display area for tractors that will be surfaced with either bark mulch or stone. There will be some grading done on the area and the grading will extend over to parts of lot #3 (approved by the current owner Mr. Kurt Youland). We are requesting a stormwater waiver from town requirements, there is over an acre of land affected so a permit-by-rule is required from DEP. Mr. Gotto would like to know if the board will need more information where there has been a subdivision plan approved on the same property. Mr. Gotto plans to get more information within the week to the board. He had asked if there would need to be a stamped plan or not. They are requesting that a Public Hearing be scheduled in April.
- b. Mr. Lee questioned how many waivers will be requested. Mr. Gotto mentioned the following:
 - i. Stormwater
 - ii. Concrete bumpers
 - iii. Engineer Stamp
- c. Mr. Perkins stated he was okay with waiving the stamp request. The Board feels that this plan has been looked at enough times with other developments. Ms. Norton stated that waiver requests will need to be submitted in writing. Mr. Gotto mentioned that DEP will need to approve the plan.
- d. A site walk will not be needed where the Board has walked the same for the previous subdivision.
- e. Ms. Norton mentioned that this and prior project will need to get the fees to the town prior to project review beginning.

C. Medical Marijuana Production Facility Sketch Plan. (Napa Store)

- a. He would like to set up a retail space in the front and a growing facility in the back and grow for medical purposes.
- b. A site walk would be proposed for 5:30 pm on Thursday March 22, 2018.
- c. Mr. Warren Hood asked about the well issue because the well was shared by the Murray Mega-Mart and the Napa Store and had been shut down.
- d. The applicant had been assured by the realtor there was no problem, but he will find out what will need to be done.
- e. A Public Hearing will be set for April.

- D. Ms. Norton reminded the representatives for Country Bumpkins, Hood Tractor Sales, and the Medical Marijuana Production Facility that they need to submit the list of abutters to the town so the town can send out notifications in advance of the public hearing.

7 OTHER

A. Extension of Moratorium Ordinance on Recreational Retail Marijuana Sales

- a) The Moratorium Ordinance is set to expire in April. Mr. Perkins would need to write up a notice to the selectmen. Mr. R. Edward Morris questioned if the Moratorium could be extended infinite times or is there a limit. Ms. Norton stated that there is no limit on the

number of times they can extend it, but that they do need to consider if the problem giving rise to the moratorium still exists and find that reasonable progress is being made towards alleviating the problem. She spoke with attorneys with the Maine Municipal Association about the issue of reasonable progress being made. They stated that the town could reference the State legislature as being the entity making progress in this situation. They are working on clarifying the legal landscape so that Turner will be able to take action in the future. The board were in agreement that a memo should be provided to the Selectmen recommending that the moratorium ordinance be extended for another 180-day period.

B. ORDINANCE AMENDMENTS

- a) A joint meeting will be held with the Selectmen to review the Planning Board’s recommended ordinance updates on March 22, 2018. Everyone can make it but Mr. Lee who has a prior commitment.
- b) Ordinance changes were discussed and reviewed. Informal notes on the discussion were captured in the ordinance document. Mr. Perkins has a concern that having legal assistance review the ordinance updates being proposed by the Planning Board would be a good idea. Mr. Kurt Youland stated that to his knowledge the town’s ordinances have never been reviewed by an attorney. Ms. Norton will work with Mr. Perkins to finalize the comments reviewed to date and will provide the amended comments for the joint meeting on the 22nd.

8 REPORTS

- A. Planner Escrow
Mr. Boutin read the Planner Escrow. No action needed.
- B. CEO Report
Mr. Boutin read the CEO Report.
- C. Other
None.

9 ANNOUNCEMENTS AND CORRESPONDENCE

None.

10 PUBLIC COMMENTS

None.

11 ADJOURNMENT

Mr. R. Edward Morris moved and Mr. Lee seconded a motion for adjournment, which was unanimously accepted. The meeting adjourned at 10:22 pm.

Respectfully submitted by,

Megan L. Ricker
Secretary