

**Town of Turner, Maine
Planning Board Minutes
May 10, 2017**

1 CALL TO ORDER

Called to order at 7:02pm by Chairman Mr. Thomas Perkins. Those Members present were Mr. Perkins, Mr. Richard Lee, Mr. Mark Morris, Mr. R. Edward Morris and Mr. Gregg Varney. Board Member Shirley Twitchell arrived at 7:07pm. Board Member Ms. Joan Bryant-Deschenes was not present. Planner, John Maloney was present this evening. CEO, Bob Boutin was also present this evening.

2 PUBLIC HEARINGS

A. KELVIN YOULLAND-SITE PLAN REVIEW

Mr. Perkins opened the Public Hearing at 7:03pm. Seeing no interested parties in the audience the Public Hearing was closed at 7:04pm.

B. BLANCHARD CASH FUEL-SITE PLAN REVIEW

Mr. Perkins opened the Public Hearing at 7:05pm. Seeing no interested parties in the audience the Public Hearing was closed at 7:06pm.

C. CALMAR REAL ESTATE LLC-SITE PLAN REVIEW

Mr. Perkins opened the Public Hearing at 7:07pm. Seeing no interested parties in the audience the Public Hearing was closed at 7:08pm.

Mr. Lee made a motion to end the Public Hearing discussions. Mr. Mark Morris seconded the motion. The Board Members voted unanimously to end the Public Hearings.

3 VERIFICATION OF QUORUM

Mr. Perkins stated that there were four Board Members in attendance which constitutes a Quorum. For the record upon the arrival of Ms. Twitchell there were then five Board Members present.

4 PLANNING BOARD MINUTES FROM APRIL 12, 2017 AND WORKSHOP MINUTES FROM APRIL 5, 2017 AND MAY 3, 2017

Mr. Mark Morris made a motion to accept the April 5, 2017 Workshop Minutes. Mr. R. Edward Morris seconded the motion. The Planning Board Members voted 3 in favor and 2 abstention to accept the April 5, 2017 Workshop Minutes. Ms. Twitchell and Mr. Varney abstained from voting because they were not present at the April 5, 2017 Workshop. Ms. Twitchell made a motion to accept the May 3, 2017 Workshop Minutes. Mr. Mark Morris seconded the motion. The Planning Board Members voted unanimously to accept the May 3, 2017 Workshop Minutes. Mr. Mark Morris made a motion to accept the April 12, 2017 Planning Board Minutes. Mr. Lee seconded the motion. The Board Members voted 4 in favor and 1 abstention to accept the April 12, 2017 Planning Board Minutes.

It was agreed upon by all that New Business would be heard before Old Business.

5 OLD BUSINESS

A. COBBLESTONE CROSSING-SUBDIVISION-PRELIMINARY PLAN-FINDINGS APPROVAL & FINAL PLAN APPROVAL

Mr. Perkins left the Board Table. Mr. Mark Morris is now chairing this evenings meeting.

Mr. Mike Gotto of Stoneybrook Consultants, Inc is representing this project. He is representing Mr. Kurt Youland. This Subdivision is located on Route 4. Mr. Maloney then reviewed the Finding of Facts with

Conditions of Approval 1 through 12 for Preliminary Plan Subdivision. Ms. Twitchell made a motion to accept the Finding of Facts with Conditions 1 through 12. Mr. R. Edward Morris seconded the motion. The Board Members voted unanimously to accept the Finding of Facts for the Cobblestone Crossing Preliminary Plan. Mr. Maloney then reviewed the Application Completeness Checklist for a Final Plan Major Subdivision. Mr. Maloney reviewed the items that had not yet been submitted. After some discussion it was agreed upon by all that all of the requested items had been submitted. Ms. Twitchell made a motion to accept the Application Completeness Checklist for a Final Plan for a Major Subdivision. Mr. Varney seconded the motion. The Board Members voted unanimously to find the Application Completeness Checklist for a Major Subdivision as complete. There was then some discussion regarding the Performance Guarantee for the proposed road construction. It was agreed upon that the applicant would post a \$30,000 Performance Guarantee Bond. There was then a discussion regarding the conditions required to be met during the road construction. Mr. Maloney then reviewed Finding of Facts for the Final Plan Subdivision Plan with Conditions of Approval 1 through 5 and Other Conditions of Approval 1 through 9. Mr. Lee made a motion to accept Finding of Facts for Final Pan Subdivision with Conditions of Approval 1 through 5 and Other Conditions of Approval 1 through 9. Ms. Twitchell seconded the motion. The Board Members voted unanimously to accept the Finding of Facts for the Final Plan Subdivision Plan with Conditions of Approval 1 through 5 and Other Conditions of Approval 1 through 9. Mr. Mark Morris suggested that the Department of Highway Authority should make sure that the Entrance Permit has been received. Mr. R. Edward Morris made a motion to have the Entrance Permit reviewed by the Department of Highway Authority. Mr. Lee seconded the motion. The Board Members voted unanimously.

Mr. Perkins returned to the Board Table and is now Chairing the meeting.

B. KELVIN YOULAND-SITE PLAN REVIEW-SHOP BUILDING

Mr. Maloney reviewed the Application Completeness Checklist for Site Plan Review and suggested waiving Items 22 and 44. Ms Twitchell made a motion to waive Item 22 and Item 44. Mr. R. Edward Morris seconded the motion. The Board Members voted unanimously to waive Items 22 and 44. The Board Members then agreed that Item 46 was not applicable. Ms. Twitchell then made a motion to find the Application Completeness Checklist as complete with waivers for Items 22 and 44. Mr. Lee seconded the motion. The Board Members voted unanimously to accept the Application Completeness Checklist with waivers for Items 22 and 44. Mr. Maloney then stated that the site walk held on April 18, 2017 was attended by Mr. Perkins, Mr. Lee, Mr. R. Edward Morris and Mr. Boutin. Mr. Maloney then reviewed the Findings of Fact and Conclusion of Law with Conditions 1 through 6. Before the Board Members voted Mr. Lee asked Mr. Youland if there would be adequate ADA parking. Mr. Youland's response was yes. The Board Members then voted unanimously to accept the Findings of Fact and Conclusion with Conditions 1 through 6 for Site Plan Review.

C. BLANCHARD CASH FUEL-SITE PLAN REVIEW-30,000 GALLON PROPANE TANK PLACEMENT

Mr. Maloney stated that the site walk held on April 18, 2017 was attended by Mr. Perkins, Mr. Lee, Mr. R. Edward Morris and Mr. Boutin. Mr. Maloney then reviewed the Application Completeness Checklist for Site Plan Review and suggested waiving Item 18. Ms. Twitchell made a motion to waive Item 18. Mr. R. Edward Morris seconded the motion. The Board Members voted unanimously to waive Item 18. Ms. Twitchell then made a motion to accept the Application Completeness Checklist for Site Plan Review. Mr. Mark Morris seconded the motion. The Board Members voted unanimously to accept the Application Completeness Checklist for Site Plan Review. Mr. Maloney then reviewed the Findings of Fact and Conclusion of Law Amendment # 3 with Conditions of Approval 1 through 5. Ms. Twitchell made a motion to accept the Findings of Fact and Conclusion of Law Amendment #3 with Conditions of Approval 1 through 5. Mr. Lee seconded the motion. The Board Members voted unanimously to

accept Findings of Fact and Conclusion of Law Amendment # 3 with Conditions of Approval 1 through 5.

6 NEW BUSINESS

A. CALMAR REAL ESTATE LLC-SITE PLAN REVIEW-DUNKIN DONUT SHOP

Mr. Mike Gotto of Stoneybrook Consultants, Inc is representing this project. Mr. Gotto stated that this new building would be located on a 1.4 acre site on the new Stonecrest Road and Route 4. It would encompass 1975 square feet. Mr. Gotto then showed 2 views of the proposed building. Mr. Lee stated that he would like to see the ADA parking as close to the entrance to the building as possible, Mr. Gotto stated that he would see that his request was accommodated. There was then a discussion regarding the color scheme of the building. There was also a discussion regarding adding trim board on the back of the building. Mr. Maloney stated that there should be adequate off street parking planned. There were also some discussions regarding storm water, landscaping and stacking of vehicles. A site walk was scheduled for May 13, 2017 at 8:00am.

7 OTHER

A. DEVELOPMENT APPLICATION REVIEW PROCESS

Mr. Maloney stated that he would prepare something for the future.

B. PLANNER SERVICES

Mr. Maloney will be retiring in June from AVCOG. Mr. Boutin stated that he believed there will be an advertisement placed in the newspaper shortly.

C. ITEMS NOT ON THE AGENDA

Christina Bondariba and Mason Brown addressed the Planning Board regarding the Blue Heron Farm and Retreat that they have been working on establishing. It was stated the former CEO, Roger Williams had been working with these individuals and had given the go ahead for this project. It appears that this land is in Resource Protection and some of the proposed plans for this project are not allowed. This property is located in a Flood Plain and there are FEMA issues. After a lengthy discussion it was suggested that the Town Manager and the Town Attorney review the issues and try to come to a conclusion regarding this matter.

9 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.

10 ANNOUNCEMENTS AND CORRESPONDENCE

None.

11 PUBLIC COMMENTS

None.

12 ADJOURNMENT

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 9:35pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary