

**Town of Turner, Maine
Planning Board Minutes
November 8, 2017**

1 CALL TO ORDER

Called to order at 7:00pm by Chairman Mr. Thomas Perkins. Those Members present were Mr. Perkins, Mr. Richard Lee, Mr. R. Edward Morris, Mr. Mark Morris and Ms. Shirley Twitchell. Ms. Joan Bryant-Deschenes arrived at 7:20pm. Mr. Gregg Varney was not present. Planner, John Maloney was present this evening. CEO, Bob Boutin was also present this evening.

**2 PUBLIC HEARING
BIG BEAR LANE**

The Public Hearing was opened at 7:01pm.

Mr. George Courbron of Survey Works, Inc. is representing this project this evening. Mr. Courbron stated that this proposal is for the Big Bear Lane Amendment #2-Street Construction. Mr. Courbron stated that there have been some driveway issues and this amendment is to try and do the best for the abutters. Mr. Courbron went on to explain that the road is 350 feet long with retaining walls of 80 feet long with a 10 inch step up and 5 feet tall. Mr. Courbron then explained the original plan commenting on depths to ledge. Mr. Courbron then explained the plan profile for the new proposed road and a shortened slope. Mr. Perkins stated that the concrete walls were an issue. Mr. Steve Davis, an abutter, stated that the left side of his right of way is at such a low grade that his vehicles get stuck and this is unacceptable. Mrs. Davis stated that there is a concern for 911 accesses and that it is very dangerous. There was then some discussion regarding the Original Plan. Abutter Lorraine Fisher stated that the stone wall is a huge issue. Mr. Perkins then stated that the engineering of this road as well as all of the driveway issues need to be addressed. Sherry Cummings an abutter also stated that she has right of way issues. There is a 13 foot cliff and the retaining walls look terrible. It was agreed upon by all of the abutters that the road is unacceptable. There was a discussion regarding an increase in the Performance Bond. Mr. Kurt Schaub stated that the Performance Bond has been increased to \$30,000.00. There was a discussion to consider the Town of Turner finishing this project. It was stated that the extension to complete this project has been moved to 6/30/18. Mr. Timothy Verrill than presented photos to the Planning Board to review. Mr. Kevin Mitchell, an abutter then stated that there are oil delivery issues as well as 911 issues. Mr. Davis also stated that he is having issues with propane deliveries. There was continued discussion regarding safety issues. After a lengthy discussion it was agreed upon by all of the abutters that no one wanted to work any longer with Mr. Harlow because of continuing unfavorable issues. After considerable more discussion it was agreed upon to table this discussion for 30 days for some type of mediation. Mr. Lee made a motion to table this item for 30 days. Ms. Twitchell seconded the motion. The Board Members voted unanimously. Mr. Perkins then made a motion to hear Item 6 on the Agenda next. Mr. R. Edward Morris seconded the motion to hear Agenda Item 6 next.

6 NEW BUSINESS

A. BIG BEAR LANE AMENDMENT#2-STREET CONSTRUCTION

Mr. George Courbron of Survey Works, Inc. is representing this project this evening. Mr. Courbron passed out the Engineer's Statement for the Planning Board to review. There was then a discussion regarding how such a wall should be designed. There was consideration of stained concrete versus wood walls. There was a discussion regarding safety and protection with the possibility of a chain link fence on top. It was stated that the Town of Turner Engineer has stated that he will not be responsible for this project. A Private Engineer will need to be hired. Mr. Maloney stated that legal issues regarding this project have surfaced. Mr. Perkins then stated that this application cannot be found complete this evening. Mr. Perkins stated that he believes that the Town of Turner needs to have their Legal Council involved.

3 VERIFICATION OF QUORUM

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

**4 PLANNING BOARD MINUTES FROM OCTOBER 25, 2017,
WORKSHOP MINUTES FROM NOVEMBER 1, 2017**

It was stated that the October 25, 2017 Minutes had not yet been prepared by the substitute for Ms. Wilcox. Ms. Twitchell made a motion to accept the Workshop Minutes from November 1, 2017. Mr. Lee seconded the motion. The Board Members voted 4 in favor and 1 abstention to accept the Workshop Minutes from the November 1, 2017 Workshop meeting. Ms. Bryant-Deschenes abstained from voting because she was not present.

5 OLD BUSINESS

A. SCOTT’S RECREATION-SITE WALK REPORT

Mr. Maloney stated that he, himself, Mr. R. Edward Morris, Mr. Lee, Mr. Perkins and Mr. Boutin attended the site walk which was held on September 26, 2017. Mr. Maloney had nothing else to report. No one is present from this project this evening.

B. PATRIOT FIREWORKS-SITE PLAN REVIEW

It was stated that this Application has been withdrawn.

7 OTHER

A. COMPREHENSIVE PLAN

Mr. Maloney stated the Town Manager was scheduled to attend the next Board of Selectman’s meeting to discuss the Comprehensive Plan.

B. ORDINANCE AMENDMENTS

Mr. Maloney should have something prepared for next month’s meeting.

C. PLANNING SERVICES

Mr. Maloney introduced Ms. Shelley Norton as his replacement.

D. OTHER ITEMS NOT ON AGENDA

None.

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

There was a short discussion regarding Auto Graveyards.

9 ANNOUNCEMENTS AND CORRESPONDENCE

None.

10 PUBLIC COMMENTS

None.

11 ADJOURNMENT

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 9:10pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary