



Town of Turner, Maine

PLANNING BOARD MEETING MINUTES

JUNE 11, 2014

1. CALL TO ORDER

Meeting was called to order at 7:05 pm by Chairman Ms. Margaret Imber. Ms. Imber, Joan Bryant-Deschenes, Richard Lee, Mark Morris, R. Edward Morris, and Shirley Twitchell were present. Thomas Perkins was not in attendance. Planner John Maloney and CEO Roger Williams were both present.

2. PUBLIC HEARING

None.

3. CONSIDERATION OF ANY OLD BUSINESS

A. Ellsworth Holdings, LLC

Mr. Tom Ellis, owner of Ellsworth Holdings and Tom Harling, Project Manager were in attendance. The project is located at 1031 Auburn Rd. Mr. Maloney distributed a draft of Findings of Fact & Conclusion of Law. Mr. Ellis submitted five pages of renderings for site elevations. Ms. Imber questioned the use of a cedar hedge approximately 220' long x 6' tall at the back of the buildings as a buffer for Main St. It was restated that the Board had asked at the beginning of the project that development fit in with the Village and that the back would look as good as the front. Mr. R Edward Morris suggested that the brick work be carried on all four sides of the building and the use of shrubs would be more in line with the rest of the Village. It was also suggested the black roof be changed to brown. It was decided to move forward with the Findings of Fact and Conclusion of Law.

1. Preservation of Landscape – Ms. Twitchell motioned with a second by Mr. Lee that the Preservation of Landscape has been met. Unanimously passed.
2. Relation of Buildings to Environment – Ms. Twitchell motioned with a second by Mr. Lee that the standard for proposed design has been met with changes subject to Board approval. Four voted yes to approve with one voting no.
3. Vehicular Access – Motion by Ms. Twitchell with a second by Mr. Lee that this condition has been met with the stipulation that the traffic report specific to Main St. be placed on file. Waived the curb cut. Unanimously passed.
4. Pedestrian and Trail Access – Ms. Twitchell motioned with a second by Mr. Lee that the Pedestrian and Trail Access has been met with conditions regarding crosswalks and snowmobile access. Unanimously passed.
5. Off-Street Parking – Mr. Lee motioned with a second by Mr. M. Morris that based on the information presented the Board finds this condition has been met with the

parking to proceed as presented on the plan. Bumpers have been waived.
Unanimously passed.

6. Surface Water – Ms. Twitchell made a motion with a second by Mr. Lee that the Board finds the proposed development will comply with the standards for surface water. Unanimously passed.
7. Conservation, Erosion and Sediment Control – A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards Conservation, Erosion and Sediment Control. Unanimously passed.
8. Phosphorous Export -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards for Phosphorous Export. Unanimously passed.
9. Site Conditions -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development with two conditions will comply with the standards for Site Conditions. Unanimously passed.
10. Signs -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards for Signs. Unanimously passed.
11. Special Features -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards with conditions for Special Features. Unanimously passed.
12. Exterior Lighting -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with conditions with the standards for Exterior Lighting. Unanimously passed.
13. Emergency Vehicle Access -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards for Emergency Vehicle Access. Unanimously passed.
14. Municipal Services -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards for Municipal Services. Unanimously passed.
15. Water Supply -- A motion by Ms. Twitchell with a second by Ms. Bryant-Deschenes that the Board finds the proposed development will comply with the standards for Water Supply. Unanimously passed.
16. Ground Water -- A motion by Ms. Twitchell with a second by Ms. Bryant -Deschenes that the Board finds the proposed development will comply with the standards for Ground Water. Unanimously passed.
17. Air Emissions -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards for Air Emissions. Unanimously passed.
18. Odor Control -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development with conditions will comply with the standards for Odor Control. Unanimously passed.
19. Noise -- A motion by Ms. Twitchell with a second by Mr. R.E. Morris that the Board finds the proposed development with conditions will comply with the standards for Noise. Unanimously passed.

20. Sewage Disposal -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development with conditions will comply with the standards for Sewage Disposal. Unanimously passed.
21. Waste Disposal -- A motion by Ms. Twitchell with a second by Mr. R.E. Morris that the Board finds the proposed development will comply with the standards for Waste Disposal. Unanimously passed.
22. Buffer Area -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development with conditions will comply with the standards. Board asked for a redesign of the landscaping. Unanimously passed.
23. Financial and Technical Capacity -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards. The project is expected to be approximately \$1.5 million. Unanimously passed.
24. Comprehensive Plan -- A motion by Ms. Twitchell with a second by Mr. R.E. Morris that the Board finds the proposed development will comply with the standards for Comprehensive Plan. Unanimously passed.
25. State and Federal Permits -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with conditions with the standards for State and Federal Permits. Unanimously passed.
26. Specific Standard/Sand and Gravel Pits -- A motion by Ms. Twitchell with a second by Ms. Bryant-Deschenes that the Board finds the proposed development will comply with the standards. Unanimously passed.
27. Specific Standard/Ground Water Protection -- A motion by Ms. Twitchell with a second by Ms. Bryant-Deschenes that the Board finds the proposed development will comply with the standards. Unanimously passed.

A motion was made by Ms. Twitchell with a second by Mr. Lee that the Board finds the Findings of Fact and Conclusions of Law for the proposed development will comply with the standards with conditions. Unanimously approved.

B. TURNER, DMEP, IX, LLC

Mr. Lee Allen of Northeast Civil Solutions is representing the Dollar General project to be located at 8 Buckfield Rd. Since the May meeting a berm has been added to the plan. Before/After pictures were shared regarding what would be visible from the Auburn/Route 4 side of the project. DOT has designated the location of the driveway. Samples of siding and the color of the front entrance was shared. The Board pointed out that the sketch doesn't show the loading doors and it was suggested that the dormers be moved and re-spaced.

At this point Chairman Imber made a motion to extend the meeting past 10:00 pm in order to move forward with the Findings of Fact and Conclusion of Law. Mr. R.E. Morris seconded the motion. Four members voted yes and Mr. R.E. Morris voted no.

1. Preservation of Landscape – The board requires a copy of the approved wetland alteration permit from DEP. They ask that the columns in front be adjusted along with repositioning the dormers. Addition of a loading door/dock to be added to sketch. A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards with conditions for

Preservation of Landscape. Unanimously passed.

2. Relation of Proposed Buildings to Environment -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards with conditions. Mechanical equipment will be visible from the north and west sides. Dumpsters shall be screened with vegetation or fencing. Unanimously passed.
3. Vehicular Access -- The board waives the two access points. A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards with conditions. Ms. Twitchell asked if the abutter was okay with trimming and maintaining bushes to retain required sight distances from the curbcut to the west. Mr. DiPirro was present and agreed to provide a legal statement. Four voted yes to approve and Mr. R.E Morris voted no.
4. Pedestrian and Trail Access -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards with conditions for Pedestrian and Trail Access. Painted cross walks are required to provide safety. Unanimously passed.
5. Off-Street Parking -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards with conditions for Off-Street Parking. The board waives aisles orientation. Unanimously approved.
6. Surface Water -- A motion by Ms. Twitchell with a second by Mr. R.E. Morris that the Board finds the proposed development will comply with the standards for Surface Water. Unanimously approved.
7. Conservation, Erosion and Sediment Control -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards for Conservation, Erosion and Sediment Control. Unanimously approved.
8. Phosphorous Export -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards for Phosphorous Export. Unanimously approved.
9. Site Conditions -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards with three conditions for Site. Unanimously approved.
10. Signs -- A motion by Ms. Twitchell with a second by Mr. M. Morris that the Board finds the proposed development will comply with the standards for Signs. Unanimously approved.
11. Special Features -- A motion by Ms. Twitchell with a second by Ms. Bryant-Deschenes that the Board finds the proposed development will comply with the standards with one condition for Special Features. Unanimously approved.
12. Exterior Lighting -- A motion by Ms. Twitchell with a second by Ms. Bryant-Deschenes that the Board finds the proposed development will comply with the standards with two conditions. Unanimously approved.
13. Emergency Vehicle Access -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards for

Emergency Vehicle Access. Unanimously approved.

14. Municipal Services -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards for Municipal Services. Unanimously approved.
15. Water Supply -- A motion by Ms. Twitchell with a second by Mr. R.E. Morris that the Board finds the proposed development will comply with the standards for Water Supply. Unanimously approved.
16. Ground Water -- A motion by Ms. Twitchell with a second by Ms. Bryant-Deschenes that the Board finds the proposed development will comply with the standards for Ground Water. Unanimously approved.
17. Air Emissions -- A motion by Ms. Twitchell with a second by Ms. Bryant-Deschenes that the Board finds the proposed development will comply with the standards for Air Emissions. Unanimously approved.
18. Odor Control -- A motion by Ms. Twitchell with a second by Ms. Bryant-Deschenes that the Board finds the proposed development will comply with the standards for Odor Control. The board directed the CEO to monitor. Unanimously approved.
19. Noise -- A motion by Ms. Twitchell with a second by Ms. Bryant-Deschenes that the Board finds the proposed development will comply with the standards for Noise with one condition. The CEO will monitor for Noise. Unanimously approved.
20. Sewage Disposal -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with the standards for Sewage Disposal with two conditions. Unanimously approved.
21. Waste Disposal -- A motion by Ms. Twitchell with a second by Mr. M. Morris that the Board finds the proposed development will comply with the standards for Waste Disposal. Unanimously approved.
22. Buffer Areas -- A motion by Ms. Twitchell with a second by Mr. M. Morris the Board finds the proposed development will comply with the standards with one condition for the Buffer Areas. Unanimously approved.
23. Financial and Technical Capacity -- A motion by Ms. Twitchell with a second by Ms. Bryant-Deschenes that the Board finds the proposed development will comply with the standards. Project cost estimated at \$750,000. Board requested financial capacity statement. Unanimously approved.
24. Comprehensive Plan -- A motion by Ms. Twitchell with a second by Ms. Bryant-Deschenes that the Board finds the proposed development will comply with the standards of the Comprehensive Plan. Unanimously approved.
25. State and Federal Permits -- A motion by Ms. Twitchell with a second by Ms. Bryant-Deschenes that the Board finds the proposed development will comply with the standards for State and Federal Permits. Turner CEO will monitor. Unanimously approved.
26. Specific Standard/Sand and Gravel Pits -- A motion by Ms. Twitchell with a second by Ms. Bryant-Deschenes that the Board finds the proposed development will comply with the standards for Sand and Gravel Pits. Unanimously approved.
27. Specific Standard/Ground Water Protection -- A motion by Ms. Twitchell with a second by Mr. Lee that the Board finds the proposed development will comply with

the standards for Ground Water Protection. Unanimously approved.

A motion by Ms. Twitchell with a second by Mr. M. Morris that the Board finds the Findings of Fact and Conclusion of Law for the proposed development will comply with the standards with conditions. Unanimously approved.

4. CONSIDERATION OF ANY NEW BUSINESS

Mr. Jason Rowe of Mocking Bird was a No Show.

5. OTHER

The Hannaford Traffic Study was tabled.

6. APPROVAL OF MAY 8, 2014 MINUTES AND JUNE 4, 2014 WORKSHOP MINUTES

A motion by Mr. R.E. Morris with a second by Mr. M. Morris to approved the above minutes. Unanimously approved.

7. PLANNER ESCROW REPORT was tabled.

8. CEO REPORT was tabled.

9. There were no other items on the agenda

10. Meeting was adjourned at 10:45 pm.

Respectfully submitted by

Joyce E Moulin