

**Town of Turner, Maine
Planning Board Minutes
August 13, 2014**

1 CALL TO ORDER

Called to order at 7:02pm by Chairman Ms. Margaret Imber. Those Members present were Ms. Imber, Shirley Twitchell, Thomas Perkins, Mark Morris and Ms. Joan Bryant-Deschenes. Board Members Richard Lee and R. Edward Morris were not present. Planner, John Maloney was present this evening. CEO, Roger Williams was also present this evening.

2 PUBLIC HEARINGS

None

3 OLD BUSINESS

**A TURNER, DMEP, IX, LLC (FRANKLIN LAND ASSOCIATED, LLC)
SITE REVIEW/FINDING OF FACT AND CONCLUSION OF LAW**

Mr. Maloney stated that the following Conditions of Approval had been met: Conditions Number 3, 5, 6, 7 and 18. Mr. Maloney then stated that the Chair can now sign Findings of Fact and the Conclusion of Law. Mr. Maloney then stated that Mr. Williams can now issue a building permit.

**B ELLSWORTH HOLDINGS, LLC
SITE REVIEW/FINDING OF FACT AND CONCLUSION OF LAW**

Mr. Maloney stated that this project had been approved at the June 11, 2014 Planning Board meeting. This project consists of a Credit Union and 18,000 square feet of Commercial Space. Mr. Maloney then stated that a building permit would not be issued until a new design plan was submitted. Mr. Maloney then stated that the stones/shingles now match. The driveway lighting had been submitted. The Landscaping Plan had been submitted. The Erosion and Sedimentation Plan had been submitted. The Traffic Study on Main Street had been submitted. The Traffic Study revealed 26 peak trips on Main Street. There was then a discussion regarding the visual impact from Main Street. It was generally agreed upon that the outdoor equipment will be screened and that a double row of trees should be planted. There was then a discussion regarding how long it would take for the proposed trees to grow. Mr. Maloney stated that he had a conversation with Mr. Tom Harling regarding the tree growth. Mr. Harling told Mr. Maloney that it should take 4 to 6 years to block the view at the lowest point and 2 to 3 years to block the view at the highest point. The Planning Board agreed that they had the right to assess the tree growth in four years; if the tree growth has not been achieved then the Planning Board could take action. Mr. Maloney then reviewed the updated Findings of Fact and Conclusion of Law. Mr. Maloney stated that the Level of Service on Main Street had been provided. The driveway had been changed to 20 feet. The proposed sign had been submitted. The revised Lumination Plan had been submitted. The Buffer Plan had been submitted. Mr. Maloney then reviewed the changes to the Conditions of Approval. Mr. Perkins made a motion to accept the Findings of Fact and the Conclusion of Law with Conditions 1 through 15. Ms. Twitchell seconded the motion. The Planning Board voted 3 in favor and 1 abstention. Mr. Mark Morris abstained from voting.

Mr. Maloney then stated that both of these projects need to submit Final Plans.

The Planning Board then agreed to change the order of the items on the agenda

4 NEW BUSINESS

A DUVAL AUTO SALES –SITE REVIEW/SKETCH PLAN (SALES ANNEX)

Mr. Justin Vining addressed the Planning Board and stated that this proposal is to display 3 to 4 vehicles from Duval Auto sales on a vacant lot between Auto Deal and The Cutting Edge on Route 4. Mr. Vining stated that the paperwork required by the state has been submitted. It was stated that this lot would be gravel and also partially seeded. Mr. Vining stated that the lot had been flagged out showing where the vehicles would be located as well as where a small office would be located. It was then agreed upon by all that a Site Walk would be held on Monday, August 18, 2014 at 5:00pm. Mr. Maloney then gave the applicants instructions of what they needed to do.

B MATTHEW HAZEN-CHANGE IN USE OF NON-CONFORMING USE-SITE REVIEW/SKETCH PLAN (USED CAR SALES/SERVICE)

No one is present this evening.

C TOWN OF TURNER-SHORELAND ZONING PERMIT (FILLING AND EARTH MOVING>1,000 CUBIC YARDS)

Mr. Maloney stated that the Town of Turner has proposed to undertake riverbank stabilization of the Nezinscot River adjacent to Fish Street. Mr. Maloney then reviewed the Findings of Fact and Conclusion of Law with Condition 1. Mr. Maloney then stated that this project could not be started until a permit have been issued by the DEP. Mr. Perkins made a motion to add Condition 2 that states this project cannot be started until all permits had been issued. Mr. Mark Morris seconded the motion. The Board Members voted unanimously to add Condition 2 as stated above. Mr. Perkins then made a motion to accept the Findings of Fact and Conclusion of Law with Conditions 1 and 2. Ms. Twitchell seconded the motion. The Board Members voted unanimously to accept the Findings of Fact and the Conclusion of Law with Conditions 1 and 2.

5 PLANNING BOARD MINUTES FROM JULY 9, 2014 AND WORKSHOP MINUTES FROM AUGUST 6, 2014

Ms. Bryant-Deschenes made a motion to accept the July 9, 2014 Planning Board Minutes. Ms. Imber seconded the motion. The Board Members voted 2 in favor and 3 abstentions to accept the July 9, 2014 Planning Board Minutes. Ms. Twitchell, Mr. Perkins and Mr. Mark Morris abstained from voting because they were not present at the July 9, 2014 meeting. Mr. Perkins made a motion to accept the Minutes from the August 6, 2014 Planning Board Workshop. Ms. Twitchell seconded the motion. The Board Members voted 4 in favor and 1 abstention to accept the Minutes from the August 6, 2014 Planning Board Workshop. Mr. Mark Morris abstained from voting because he was not present at the August 6, 2014 Workshop meeting.

6 PLANER ESCROW

No action required

7 CEO REPORT

No action required.

8 OTHER ITEMS

Ms. Imber stated that Elections of Officers would take place at the September Planning Board meeting.

9 ADJOURNMENT

Ms. Twitchell made a motion for adjournment, unanimously accepted. The meeting adjourned at 7:55pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary