

**Town of Turner, Maine
Planning Board Minutes
March 18, 2014**

1 CALL TO ORDER

Called to order at 7:01pm by Chairman Ms. Margaret Imber. Those Members present were Ms. Imber, R. Edward Morris, Mark Morris, Richard Lee and Thomas Perkins. Ms. Shirley Twitchell arrived at 7:06pm. Ms. Joan Bryant-Deschenes arrived at 7:55pm. Planner, John Maloney was present this evening. CEO, Roger Williams was also present this evening.

Motion made by Mr. Lee to move Other Items on the agenda to Consideration of Any New Business. Mr. Perkins seconded the motion. The Board Members voted unanimously to move Other Items on the Agenda to New Business.

2 OLD BUSINESS

None.

3 NEW BUSINESS

A DOLLAR GENERAL: SITE SKETCH PLAN

Mr. Lee Allen from Northeast Civil Solutions is representing this project this evening. Mr. Bill Bray a Traffic Engineer is also present this evening to answer some questions the Board Members may have. Mr. Allen addressed the Planning Board and stated that this facility will be 9,100 square feet with 37 parking spaces and be located where the current Redemption Center is now located on the corner of Route 117 and Route 4. It will be a Dollar General Store. The current Redemption Center will be removed. The current septic system will remain and be tested to decide if a back up is needed. A new well will be installed. An existing pole will be relocated. There is approximately 16,900 square feet of wetlands that will require a NERPA permit to be filled in. There was a discussion about the driveway permit and MDOT involvement to secure this permit since there is a width restriction. There will be no access onto Route 4. There was then a discussion regarding the architectural structure of the building. Mr. Allen had provided some drawings of what the building may look like. Mr. Bray then addressed the Planning Board and stated that he had conducted a Preliminary Traffic Study which involved Route 117 and Route 4. This report revealed 65 peak hour trips with 1/3 pass by trips and 2/3 new traffic to the area. Mr. Bray then stated the latest information provided by MDOT with regards to accidents. This information was between the years 2010 through 2012, with only 6 accidents reported. Mr. Bray also stated that there were no accidents reported in 2012. Mr. Bray then stated that the site distance at the intersection for Route 117 and Route 4 to the left was fine. However to the right some bushes will need to be pruned. An application to MDOT for an entrance permit will need to be submitted. Mr. Bray then stated that he has conducted a Traffic Impact Warrant Study. This study was conducted from 6am to 6pm on June 12, 2013. The MDOT has increased this study for the year 2013. Mr. Bray then explained the procedure for this study. Nine signal warrants must be met before a traffic light can be considered, and only the Commissioner's Office can approve the installation of a traffic light. The preliminary results of this study revealed that a traffic light is not warranted because all of the criteria have not been met. Mr. Bray stated that this report is 90% completed and when deemed complete it will be submitted to the Commissioner's Office for review. There was then a discussion regarding the existing traffic light at the Hannaford site and the timing delay issues that have arisen. The discussion then turned to the main entrance to this project and the loading and unloading of delivery trucks. Mr. Lee stated that this building should be in accordance with the ADA. There was then a discussion regarding the drainage calculations, devices built on the rooftop not being visible as well as landscaping. There was also a discussion regarding storm water. There was continued discussion regarding traffic safety as well as the design of the building. The Planning Board agreed to hold at Site Walk on April 2, 2014 at 6:00pm.

B 1031 AUBURN ROAD, SKETCH PLAN (ELLIS COMMERCIAL DEVELOPMENT)

Mr. Oscar Emerson from Down to Earth Professional Land Services, Inc is representing this project this evening. Mr. Emerson stated that this site is located on Route 4 south of B & A Variety and across from RJB Car Sales and Service. The property is approximately 3.4 acres and slopes from the old Route 4 to the new Route 4. There is exposed bedrock and ledge on this property. Mr. Emerson stated that the entire property has been peppered with test pits, some of which are 8 feet deep. Mr. Emerson then stated that storm water management ponds will be installed. Construction will include 2 retail structures. One structure will be 11,200 square feet and the other will be 8,120 square feet. There will also be another building of 2,320 square feet which will house a Credit Union. The Credit Union will have a drive thru teller. There was then a discussion regarding what types of grades are going to be considered for the entry and parking on this site. There was a discussion regarding the installation of culverts and a storm water model. The storm water model includes the installation detention ponds. Mr. Emerson stated that a Traffic Movement Permit will need to be secured from the MDOT. There are proposed improvements to the New Route 4 which will include widening, shoulder improvements, striping and center left turn lanes being rehabilitated. There are proposed 44 parking spaces, which falls short of the 76 spaces that are required. Mr. Emerson stated that he plans to ask for a waiver regarding the parking spaces because of the hardship of the composition of the property. There was then some discussion regarding the entrance/exit to this site. There was then a discussion regarding delivery trucks and their access. It was stated that a full blown Traffic Movement Study would be required. The Planning Board asked Mr. Emerson to define the Retail Operations. Mr. Emerson stated that there had been no decision with regards to the retail businesses. Ms. Twitchell stated that the Planning Board will need to know the types of businesses proposed. Mr. Emerson stated that he could not answer this question and that he would suggest to his client that he attend the next Planning Board meeting to in fact answer these questions. Mr. Maloney stated that the Planning Board will need to see architectural designs as well as landscaping designs for this project. Mr. R. Edward Morris asked if 9 proposed parking spaces would be enough for the Credit Union and also asked if all of the proposed parking areas would be connected. Ms. Imber asked if there would be any blasting at the site. Mr. Emerson stated that there was none proposed. Mr. Maloney asked if the Credit Union would be leasing their space, Mr. Emerson answered, yes. Mr. R. Edward Morris asked if there would be one well and one septic system for all three buildings, Mr. Emerson answered, yes. There was then a discussion regarding the snow mobile trail. Mr. Emerson responded that a working solution would be met regarding the snow mobile trail. There was then another discussion regarding the parking. There was also a discussion regarding the outside lighting. It was agreed upon by all that a Site Walk would be held on 4/2/14 after the first Site Walk.

C KELVIN YOULAND: SKETCH PLAN FOR MAP 9 LOT 13A

Mr. Kelvin Youland stated that this proposed building will be located between the old Cap Place and the Turner Vet on Route 4. It will be a 5,000 square foot building that will house Mr. Youland's workshop/tool storage. The property is now owned by Kurt Youland, but will be deeded to Kelvin Youland. Mr. Youland also stated the old Cap Place has been rented to Cote Brothers. Mr. Youland stated that the parking would be in the front of the building and there would be cross over between the two properties. The building would be constructed with a hip style roof and dormers. There is a 24.50 foot right of way located on this property which is used for access. Mr. Lee asked if there would be any retail use. Mr. Youland answered, possibly an office with the potential for sales. Mr. Lee also asked about ADA requirements being met and signage. Mr. Youland stated that all town requirements would be met. Mr. Youland stated that there would be a septic system installed and there was a possibility of a well also being installed. Mr. R. Edward Morris asked if this sketch had been drawn to scale. Mr. Youland answered, yes. The Board Members agreed to hold a Site Walk on April 2, 2014 after the other two scheduled Site Walks.

There was then a discussion regarding the types of Sketch Plans that were acceptable to the Planning Board. The Ordinance Amendment was reviewed regarding Sketch Plan submission and it was

determined that all of the Sketch Plans submitted this evening were acceptable. The Board Members agreed that some Sketch Plans were more detailed than others.

4 OTHER

A ORDINANCE AMENDMENTS-TOWN MEETING

Mr. Maloney stated that the Ordinance Amendment had been submitted for acceptance at the annual Town meeting which will be held on April 5, 2014.

B PLANNER SERVICE AGREEMENT

Mr. Maloney stated that as far as he knew the Planner Service Agreement had been OK'd by the Board of Selectmen.

5 PLANNING BOARD MINUTES FROM FEBRUARY 12, 2014 AND WORKSHOP MINUTES FROM MARCH 5, 2014

Ms. Twitchell made a motion to accept the February 12, 2014 Planning Board Minutes. Mr. Mark Morris seconded the motion. The Board Members voted 5 in favor and 2 abstentions to accept the February 12, 2014 Planning Board Minutes. Mr. Thomas Perkins and Mr. Richard Lee abstained from voting because they were not present at the February 12, 2014 meeting. Mr. Perkins made a motion to accept the Minutes from the March 5, 2014 Planning Board Workshop. Ms. Twitchell seconded the motion. The Board Members voted 5 in favor and 2 abstentions to accept the Minutes from the March 5, 2014 Planning Board Workshop. Ms. Bryant-Deschenes and Mr. Lee abstained from voting because they were not present at the March 5, 2014 Workshop meeting.

7 PLANER ESCROW

None.

8 CEO REPORT

No action required.

9 OTHER ITEMS

There was a short discussion regarding the lighting at Scott's Recreation being too bright.

10 ADJOURNMENT

Motion made by Mr. Lee for adjournment, unanimously accepted. The meeting adjourned at 9:12pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary