

**Town of Turner, Maine
Planning Board Minutes
July 9, 2014**

1 CALL TO ORDER

Called to order at 7:08pm by Chairman Ms. Margaret Imber. Those Members present were Ms. Imber, R. Edward Morris, Richard Lee and Ms. Joan Bryant-Deschenes. Board Members Shirley Twitchell, Mark Morris and Thomas Perkins 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 at the June Planning Board meeting there were some Conditions that still needed to be met before the Findings of Facts could be found final. Mr. Maloney stated that Conditions 3, 5 and 6 had been met while Conditions 7, 8 and 18 had not been met. It was agreed upon by all that if the approved signage was going to change that the applicant would need to come back before the Planning Board. It was then stated that there were conflicts regarding lighting. The lighting issue needs to be corrected on the Final Plan. The correct Landscape Plan also needs to be submitted. Once all of the Items have been met the Findings of Facts can be signed. If Ms. Imber is not available then Ms. Twitchell can sign them. Mr. Williams then stated that the Fire Marshall still needs to approve the Final Plan. There was then a short discussion regarding the building dormer. There was then a discussion regarding the roof sign, which if changed would need to come back before the Planning Board. Ms. Imber then made a motion to accept the Findings of Fact upon receipt of Conditions 7, 8 and 18 and to authorized the Vice Chairman to sign the Findings of Fact in the absence of Ms. Imber. Mr. Lee seconded the motion. The Board Members voted unanimously to accept the Findings of Fact upon receipt of Conditions 7, 8 and 18 and to authorized the Vice Chairman to sign the Findings of Fact in the absence of Ms. Imber

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

Mr. Williams stated that there were updates to the Plan. The driveway on the north side was now going to be 20 feet wide. Mr. Maloney then reviewed the Findings of Fact and stated that all of the highlighted Items were not completed, with any information being provided. It was stated that a more detailed Traffic Study should have been submitted. Mr. Maloney then handed out to the Board Members information regarding the proposed plantings. There was a discussion regarding the proposed Arborvitae, Green Giant plantings. It was stated that the Board Members would like to see a photo simulation on the growth of these plantings. Mr. Maloney stated that he would ask the applicant for a photo simulation. There was then a discussion regarding the HVAC units and the fact that they would be in public view. It was stated that there would be fencing around the dumpsters and the Board Members agreed that that was okay. There was then a discussion regarding the Traffic Study and it was again stated that it should have been submitted and include extensive details. Mr. Maloney then stated that Standards 2, 3 and 22 should be reconsidered by the Planning Board. There was then a discussion regarding the Landscaping, in particular the proposed Arborvitae, Green Giant plantings. There was then a discussion regarding the building design, the gables and the parking. The Planning Board Members seemed to be okay with the design of the building and agreed not to revisit the design of the building. It was then agreed upon by all that a Level C Traffic Study with regards to Main Street needs to be provided before the Findings of Fact are signed. Mr. Maloney then reviewed the Conditions of

Approval. It was agreed upon by all that as approved by the Planning Board will be added to Condition 11 and to supply adequate erosion control will be added to Condition 7. The Findings of Facts will not be signed until the above discussed items are fulfilled. It was again reiterated that a Traffic Study needs to be conducted and submitted to the Planning Board.

4 NEW BUSINESS

None.

**5 OTHER
A HANNAFORD TRAFFIC STUDY**

There was a short discussion regarding the Hannaford Traffic study that was required to be completed a year after opening. Ms. Bryant-Deschenes made a motion to accept the Hannaford Traffic Study. Mr. Lee seconded the motion. The Board Members voted unanimously to accept the Hannaford Traffic Study.

**6 PLANNING BOARD MINUTES FROM JUNE 11, 2014 AND WORKSHOP
MINUTES FROM JULY 2, 2014**

Mr. Lee made a motion to accept the June 11, 2014 Planning Board Minutes. Ms. Bryant-Deschenes seconded the motion. The Board Members voted unanimously to accept the June 11, 2014 Planning Board Minutes. Mr. Lee made a motion to accept the Minutes from the July 2, 2014 Planning Board Workshop. Ms. Bryant-Deschenes seconded the motion. The Board Members voted 3 in favor and 1 abstentions to accept the Minutes from the July 2, 2014 Planning Board Workshop. Mr. R. Edward Morris abstained from voting because he was not present at the July 2, 2014 Workshop meeting.

7 PLANER ESCROW

Mr. Williams stated that a refund of \$67.00 is due to Mr. Kelvin Youland. Mr. Lee made a motion to authorize a refund of \$67.00 to Kelvin Youland. Ms. Bryant-Deschenes seconded the motion. The Board Members voted unanimously to refund \$67.00 to Kelvin Youland.

8 CEO REPORT

No action required.

9 OTHER ITEMS

There was then a discussion regarding Medical Marijuana.

10 ADJOURNMENT

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 9:00pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary