

**Town of Turner, Maine  
Planning Board Minutes  
January 15, 2020**

**1 CALL TO ORDER**

Called to order at 6:02 pm by Mr. Bill Bullard, Chairman. Those Members present were Mr. R. Edward Morris, Mr. Bill Bullard, Ms. Shirley Twitchell, Mr. Brian Emmons, and Mr. Richard Lee. Those Absent, Mr. Kelvin Youland and Mr. Russell Pack. Mr. Bob Folsom, Code Enforcement and John Cleveland, Town Planner were also present.

**2. VERIFICATION OF QUORUM**

Mr. Bill Bullard stated that there were 5 Board Members in attendance which constitutes a Quorum.

**3. PUBLIC HEARING:**

None

**4. OLD BUSINESS**

**Wildlife Acres Subdivision**

Mr. Cleveland reviewed the Findings of Fact with the Board. He stated that Board was waiting for the applicant to receive a letter from DEP regarding the wetlands. This letter was received and the checklist is now complete.

Mr. Morris questioned the 12 inch Culvert on the plan and Mr. Gotto stated that it is already existing at this time. Mr. Morris' concern was if the Town was to take over the Road.

Mr. Lee motioned to find the Conclusion of Law and Findings of Fact complete and to approve the Subdivision. This motion was seconded by Mr. Emmons. The Board were all were in favor (5 ayes)

**5. New Business**

None

**6. Other Business**

Mr. Cleveland has reviewed a few Ordinances with the Board that have had problems arise in the last few months with Project Applications. He found a problem in the below section that the Board may want to look into updating to make it easier for applicants to be able to understand.

Section 4 Performance Standards

A. Back Lot

- a. The Board should look into the definitions within a Mobile Home Park. There is no clear definition that would help correct this issue where there are Private Roads within a Mobile Home Park. The way the current ordinance is written is confusing and makes it hard for the applicant to find. Mr. Cleveland suggests making it easier to read and it could be either updated or it should be clarified

better and put in the same section rather than making the applicant have to research in different areas.

- i. Mr. Morris would hate to see narrow private roads in Mobile Home park all of a sudden able to build lots on the back side.
- ii. Ms. Twitchell said it is confusing and asked Mr. Gotto if he thought moving the wording would help. Mr. Gotto did inform the Board that the road standards for mobile home parks is the same as Subdivisions its just that the road is smaller.
- iii. Mr. Morris questioned if there was a way to limit the amount of dwellings on the backlots so there could not be a subdivision. It is hard to tell because there could be 40 acres to build a subdivision now. It would all depend on the location and the land.
- iv. Mr. Morris questioned while looking at ordinances if there was a way to stop dead end roads in the Town. It is hard on the Town Equipment having to go down all the Dead End Roads and it is hard on the plow trucks.
- v. Ms. Twitchell stated that is has been discussed in the past and the developers that are trying to make private properties and the property owner has the right to reserve their land and the only way to keep those lots private would to maintain the property around the subdivisions.
  1. Mr. Cleveland suggested the Board look at the tax map and see where the property is and who the owners are. There are a lot of cases that these lots cannot loop around because of those issues.
- vi. The Board agreed that moving the definition in the Ordinance would be the best option. Mr. Lee motioned for Ordinance changes to be set for a Public Hearing and it was seconded by Mr. Morris Public Hearing for February 19, 2020.

## **7. PLANNING BOARD MINUTES FROM December 18, 2019.**

Mr. Morris motioned to accept the December 18, 2019 minutes with corrections as is and seconded by Ms. Twitchell 5 ayes.

## **8. REPORTS**

Mr. Folsom reviewed building permits issued in December and upcoming applications to the Board.

## **10. PUBLIC COMMENTS**

## **11. ADJOURNMENT**

Mr. Lee made a motion for adjournment and it was seconded by Mr. Morris and the Board unanimously accepted. The meeting adjourned at 7:07 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.