

**Town of Turner
Comprehensive Planning Committee
May 23, 2018**

Attendance:

In attendance: Mike Gotto, Chair, Mary Briggs, Scott Abbotts, Karen Youland, Eric Cousens and Ralph Caldwell. Those Absent, Diane Maziarz , John Davis, Harry Ricker, Matthew Maloney and Marcus Reny

Also Present: Kurt Schaub, Town Manager

Motion to accept: Mr. Abbotts and seconded by Mrs. Briggs. Board unanimously accepts the minutes.

1. The meeting was called to order at 6:36 pm

Survey Results:

1. Review of the Survey Monkey results highlights. **Please note there are some more results that will need to be entered.
 - a. A majority of the results that were reviewed showed that a majority of the results came from those in the 35-55 age range.
 - b. Most of those who took the survey have lived in Turner for over 20 years.
 - c. Most of the results showed that the town was satisfied with the Towns services.
 - d. No public transportation was favored for the Town of Turner.
 - e. Boofy Quimby and Leavitt Institute and Gazebo and GAR were over 150 people believing it should be improved.
 - f. Town of Turner had an overwhelming response to the Town of Turner create more job opportunities.
 - g. Restaurants was the highest for types on business.
 - h. 51% of those who took the survey would like tax incentives for agriculture.

Inventory & Analysis

1. **Economy**
 - a. Mr. Schaub has found a table to update the current table. The county has had a 10,000 job increase since 1980. There has been an increase in **Agriculture** related jobs in the last 6 years. Increase was also seen in **Services**.
 - b. Distribution by labor force by industry. There is a large labor force in Health Care
 - c. The number of people who work in the town they live. 48.6% in 1980 and 18.6% work in Turner today.
 - d. Where do people go to work? 10.2% is commuting to Portland, 28.9% Lewiston, 0.9% Jay and 14% other.
 - e. The consumer sales has not been done yet.
 - f. Agriculture has increased in Turner. There are less larger farms and more smaller farms.
 - i. Kurt will look into how much of the land in Turner is being farmed on. (acres)
2. **Population Characteristics**
 - a. The Town of Turner is not projected to have more than 10,000 people in the Town of Turner in 10 years.
 - i. Kurt has been told by realtors that there is not a large housing stock in the Town and that there are a lot of people who want to move to Turner.
 - b. 2000-2016 Turner grew 15.5% Buckfield has grown 14% but are on a downward trend now. The County average has increased slightly.

- c. Births and Deaths in 2013 was the only year there was a decrease in population more deaths than births. There is an overall natural increase.
of population.
- d. Employment of occupations (section 2-5) in the Town of Turner
 - 39% -Manager
 - Service 14%
 - Sales and office 21%
 - Agriculture 0.4%
 - Construction 8.7%
 - Production higher than the county

3. Housing

- a. **Number of Households will be updated**
- b. **Median Household income**
 - i. The town of Turner has decreased in income. There is an increase in Leeds and Greene.
- c. Population by distribution seems to be more 65+.
- d. **Housing**
 - i. Most of the changes have occurred from 1990-2010. Kurt is still looking to be more information on this. He does have some new information. There are more multi-family units that are in Turner. Maybe an in-law apartment or condos and elderly housing? Kurt will look into more data.
 - e. Average sales price of homes will be looked into.

Kurt will be able to finish his sections by the end of next week and plan on a couple of meetings to review the same.

Mr. Gotto has spoken with Mr. Cousens about looking at the re-writes and make the document more fluid once the descriptions have been looked at.

Public Meetings

- a. **Transportation Public Forum-**
 - a. Route 4 is an issue. There should be a larger turning lane for Hannaford. This could be causing a problem with the traffic going North bound in the evening. There have been a lot of problems with the Traffic signal. Mechanical and electronic issues have been found and these have been looked at. When these changes occurred they were “fixed” but there were still issues.
 - b. Mrs. Briggs questioned who the board could talk to about the Town’s of concerns. Would it be possible to have a Public Forum and invite Maine DOT to the meeting to hear the concerns. Maine DOT will need to be a part of the conversation. Mr. Schaub will contact the Maine DOT to plan a time to discuss the issue with Route 4 for a Public Forum. This is one of the biggest issues in Turner. There will need to be a conversation to discuss Route 4 and the Town roads for Public input.
- b. **Town Facilities**
 - a. Look into the town owned building and discuss what the future of those building is. This meeting could be planned to be scheduled within the next month or two.
 - i. Note of current happenings *May 29th there will be a meeting regarding the dissolution of the Natural History Club and the preference is to Turner the collection to the State of Maine and the Land to the Town of Turner. The Town will need to vote if they would like to have the building. There has

been talks with the American Legion to see if they would like the building but they don't believe that they will be able to do that.

c. Outdoor Recreation

- a. Should there be a meeting to discuss the current issues?
 - i. The Androscoggin Riverlands. This would be an issue in both the Land Use and Recreation. With the current Town Plan Maps the State would not be able to build a building in the Park because of how it was written. The current land use plan and ordinances in Turner do not align with the State of Maine guidelines. If the River lands is looked at maybe the State should be there to discuss what they would like to see.
- b. The problem with recreation is that there is the private sector and the public sector. There are some long term goals that are in the process.
- d. Land Use (Planning Board and Selectman only meeting)
 - a. The comprehensive plan needs to be able to tell the Town of Turner how they would feel about the Town Ordinances. Maybe there should be a meeting with the Planning Board and Selectman to look at these issues before discussing in a public forum format.
 - i. There is an issue with a remote cabin and where there is a conflict in the language the State uses and what the Town of Turner uses.
- e. The Board should look into hiring a firm to facilitate the Public Forum. The board will need to get some prices from 3 or more companies. The board will be looking at \$2,000- \$3,000 for a facilitator for all the meetings. The cost could be lowered by providing all the information to the facilitator. The meetings could be held at the Leavitt High School.

Next Meeting agenda

- a. Summary of the Survey because there are additional information that is being collected. The
- b. Survey is set to be going for 3 months. The results will be looked at
- c. Inventory will be completed and narratives will need to be completed.

Next Meetings

- a. June 5, 2018 at 6:00 pm
- b. June 21, 2018 at 6:00 pm

Motion Adjourn at 8:48 pm Mr. Scott Abbotts and Seconded by Karen Youland.

Respectfully Submitted, Megan Ricker