

Town of Turner, Maine
Planning Board Minutes
August 16, 2023

1 **CALL TO ORDER**

Called to order at 6:01 pm by Mr. Bill Bullard, Chairman. Those Members present were, Mr. Bill Bullard, Eben Shaw, Shirley Twitchell, Kelvin Youland, Brent Fanjoy and Those Absent Edward Morris and Mr. Scott Abbotts.

2. **VERIFICATION OF QUORUM**

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

3. **Approval of Planning Board Minutes July 19, 2023.**

Mr. Shaw made a motion to approve the minutes with grammatical changes for July 19, 2023 and it was seconded by Mr. Abbotts (5 ayes)

4. **PUBLIC HEARING:**

Wildlife Acres Subdivision Amendment, Tax Map 66, Lot 3

Mr. Stuart Davis gave a review on what changes would occur with current lots. Mr. Bullard stated that this came to the Board as a formality because lots were changed in a subdivision and it is just a redrawing of lot lines due to a well being built on another lot.

No additional Public Comment.

Bear's Self Storage Phase II, Tax Map 3B, Lots 54-2 and 54-3

Mr. Stuart Davis gave a review of the proposed second phase of his current approved storage facility. The Applicant is looking to add more storage units and build two new buildings on the property. He is also looking to sell modular homes on the property and will add the proper screening to the area.

No additional Public Comment.

5. **New Business**

Wildlife Acres Subdivision Amendment, Tax Map 66, Lot 3

Mr. Smith gave a review of the proposed project to the Board. There is no change from what has been approved at the meeting in 2020 and the only change is the lot lines to the two lot lines.

Mr. Shaw made a motion to find the checklist complete and it was seconded by Mr. Fanjoy. (5 ayes)

Mr. Smith gave a review of the Findings of Fact and Conclusion of Law with the Board.

Ms. Twitchell made a motion to approve the Findings of Facts and Conclusion of Law and it was seconded by Mr. Youland. (5 ayes)

Bear's Self Storage Phase II, Tax Map 3B, Lots 54-2 and 54-3

Mr. Smith gave a review of the proposed project. He stated that the west side of the property had some concerns with the buffers and there were questions on what the traffic count would be on the property with the addition of container sales and modular home sales. The Applicant did update the traffic count and the buffer and fencing proposed on the project. There were also questions on the units approved on the runways and why those have not been moved and are those the ones that just have not been move yet. It maybe worth having those conversations so the Applicant, CEO Officer and Board are all on the same page for what is required to have the applicant in compliance.

The Applicant is looking to add some more and not give up Phase I but wants to move the units to be able to plow once winter gets here. The Applicant is looking to add Modular homes and has been in talks but nothing has come of it yet but wants to have the approval now incase. These will be no new fill brought in and they are changing very little on the site itself.

Mr. Bullard questioned if the traffic study that came from the additional units would work with the current road usage or if it would change anything.

Mr. Smith questioned on if the Board would like to clarify what the fencing would be for the site. The Applicant stated it would either be a slated fence or a galvanized fence. Mr. Smith stated that what he has had seen in the past was guidelines that has been needed. Ms. Twitchell stated that she just does not was to set a precedence with other applicants that might come to the Board later on..

Mr. Schaub questioned if the Applicant used what is being done in his Auburn location. Mr. Stuart questioned if it could be a Condition of Approval with the CEO Officer. The Applicant questioned if they could continue the chain link fence as approved in Phase I or the proposed iron rod type fence that has been approved. He is not sure what he will be able to get at this time. The Board will keep the 6ft requirement.

Mr. Shaw motioned to approve the checklist and it was seconded by Mr. Fanjoy (5 ayes)

Mr. Smith reviewed the Finding of Fact and Conclusion of Law with the Board for Phase II of the project. There will be no new lighting on site and there will be no additional noise or sidewalks or parking areas approved on the site. The Landscaping will be Spruce Trees planted as well as the addition of chain link fence like what was approved in Phase I or an Iron rod style gate.

Mr. Fanjoy made a motion to approve the Findings of Fact and Conclusion of Law and it was seconded by Mr. Shaw. (4 ayes, 1 against)

A Turner Resident questioned if the access to the project would be on Conant Road. The Project will be off from Airport Road.

6. Old Business

None

7. Other Business

Mr. Schaub stated that Mr. Smith has been looking into the new proposed law from the State of Maine on the Affordable Housing Bill. The Board will need to look at a few of the Town's Ordinances that

will need to be updated and changed but the State will also help reimburse some of the cost for the review. Mr. Schaub updated the Board on upcoming projects coming to the Town. The Town's current ordinances are not too far off from the new law requirements. Mr. Smith will send those suggestions for the new workshop.

Mr. Schaub also questioned if the Board would like to look into a mass gatherings ordinance and if there should be something in place but also not prohibited events already occurring. Mr. Shaw stated that the conversation happened because something may have happened and maybe the Board should look into the possibility of something happening later on. This is will be on the next workshop agenda.

8. REPORTS

None

9. PUBLIC COMMENTS

Voting for new officers will be next meeting and will be on September 20, 2023.

10. ADJOURNMENT

Mr. Fanjoy made a motion for adjournment and it was seconded by Mr. Youland the Board unanimously accepted. The meeting adjourned at 7:52 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.