

Town of Turner, Maine
Planning Board Minutes
February 15, 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, Mr. Edward Morris, Scott Abbotts, Kelvin Youland. Those Absent, Donny Hinkley. Also Present, Mr. Ben Smith, Town Planner.

2. **VERIFICATION OF QUORUM December 21, 2022.**

Mr. Shaw made a motion to approve the minutes and it was seconded by Mr. Abbotts (6 Ayes, 1 Ayes)

4. **PUBLIC HEARING:**

Aroma Joes, Auburn Rd

Mr. Smith gave a review of the Application with the Board. The project will be in the Commercial I district. The Board discussed this project at the Workshop regarding landscaping and Traffic concerns. The Application is complete at this time.

Mr. Rick Dunton, Main Land Development spoke in regards to the project. The project is going to be a drive thru and walk up coffee shop where this is in a rural area they do not see a need to have indoor seating. This shop has more than just coffee it also has food and snacks as well smoothies and additional drinks. The color scheme of the building will be white and blue and will have a sign. He provided both of the rendering for the building and the sign for the Public. The store will be 1,000 sq ft footprint and is just big enough to be able to get people in and out of line to be able to get their order and leave. He also gave an overview of the location of the proposed store and an overview of how the store plans to operate. There will be a que space for 29 vehicles and will have an addition 10 spaces for emergency. The proposed area has a DOT permit from the State.

Gould Subdivision, Howes Corner Road and Torrey Road

Mr. Smith reviewed the application with the Board. This is for an amendment to a preexisting subdivision and will be creating 4 new lots. The Board reviewed the application at the workshop and it is complete at this time.

Mr. Davis spoke in regards to the application. It is proposed to take a 13 acre lot and create 4 lots on the property. There is enough road frontage for these lots per the Towns Ordinances. There are a few wetlands on the property but those areas have been identified.

Jean Quimby spoke on the project and stated 15 years ago she was told that there would be no more house built on that road. She was told because it is a dead-end road no other houses could be built on it.

This is a Town road and there is nothing that would prevent another house from being built. A number of years ago there was an update in the Town Standards that would allow for more houses to be built on a new road on a subdivision.

The Board discussed the existing subdivision and the proposed change to add additional lots.

Mr. Smith stated that this subdivision would not be adding any roads to start this division of land so this would not have anything that would prevent this subdivision amendment.

Calvery Baptist Church, Communication Tower

Mr. Smith reviewed the application with the Board. The applicant is looking to add a communication tower to the pre-existing building. Nothing would be changing short of adding a fixture to the building but because it is a communication tower it needed to come to the Board.

5. New Business

None

6. Old Business

Aroma Joes, Auburn Rd

Mr. Shaw questioned the design standards for the building and if it met Town standards required by the Town. He wanted to ensure it met the guidelines from other proposed buildings.

Mr. Dunton spoke in regards to the design and how it fits in with the colors of the buildings near the proposed site.

Mr. Levesque spoke in regards to the store design and how it will be built. Mr. Abbotts questioned how the building will be positioned.

Mr. Morris questioned the color of the roof. The Roof will be gray.

Mr. Dunton has provided updated plan revisions for the Board.

Ms. Twitchell made a motion to find the application complete and it was seconded by Mr. Abbotts. (6 ayes, 1 absent)

Mr. Smith reviewed the Findings of Fact and Conclusion of Law with the Board. This application has been looked at by the Board a few times at this point. There will be a single sign for the property and the project will have a septic system and a new well will be added to the property. There will be no storage for toxic materials. The applicant has an entrance permit from the MDOT.

Ms. Twitchell questioned on the Findings of Fact they use to have Verbal Testimony on the Findings of Fact to ensure that if there are issues on the project regarding light pollution from the cars in the que that there will be something done to correct the issue. There will be a change in #11 condition to ensure that if an issue with light pollution that the issue will be corrected.

Ms. Twitchell made a motion to approve the Findings of Fact and Conclusion of Law and it was seconded by Mr. Shaw. (6 ayes, 1 absent)

Gould Subdivision, Torrey Road and Howes Corner Road

Mr. Smith reviewed the Application with the Board again. This is an amendment to an already approved subdivision.

Mr. Morris questioned if there was a note on the plan that is the these lots cannot get subdivided again without coming before the Planning Board. The Applicant stated they can add a note but these lots are not designed to be subdivided again.

Mr. Smith stated that any divisions would need to come back to the Town as it is.

Mr. Shaw made a motion to find the application complete and it was seconded by Mr. Abbotts (6 ayes, 1 absent)

The Board discussed the issue of the lots being added for houses on the property where a member of the Public questioned why they were told they would be the last house to be able to be built.

Mr. Schaub stated that prior to the updated ordinances that were changed in 2016. These changes were due to an updated subdivision and this is a Town Road not a Subdivision so those standards would not apply to this application.

Mr. Smith reviewed the Findings of Fact and Conclusion of Law with the Board. This is a pre-existing subdivision and this would be an amendment to the subdivision to add the additional lots. The homes will be on individual wells and septic systems and the homes will be single family homes and will not be an open space development. These lots will need to go through CEO application permits for driveway entrance other than the road that has been shown on the plan.

Mr. Abbotts made a motion to accept the Finding of Fact and Conclusion of Law and it was seconded by Mr. Youland. (6 ayes, 1 absent)

Calvery Baptist Church, Communication Tower

Mr. Smith reviewed the Application with the Board. This Application was discussed at the Workshop and the Board requested a rendering of the location of where the Communications Tower would be.

This is not a traditional application where the Applicant is requesting a change on the building. This is an amendment to a site plan and it is to have something on file for future references. Mr. Schaub stated that per his conversations with the CEO officer there is no violations on file.

The Tower will be on 91.1 FM frequency.

Ms. Twitchell made a motion to Find the Application Checklist complete and it was seconded by Mr. Shaw. (6 ayes, 1 absent)

Mr. Smith reviewed the Findings of Fact and Conclusion of Law with the Board. There are a lot of items that are N/A.

Clifford Gibbs is here for the project and he is on the Deacon Board.

Ms. Twitchell made a motion accept the Findings of Fact and Conclusion of Law and it was Seconded by Mr. Morris. (6 ayes, 1 absent)

7. **Other Business**

Town of Turner Ordinance and Moratorium for Solar

The Board will have a Public Hearing for the Solar Ordinance on the March 1 workshop. Mr. Smith updated the Board with changes that were discussed for at the last workshop. Mr. Schaub will need to put a Public Notice for the Moratorium.

8. **REPORTS**

None

9. **PUBLIC COMMENTS**

None

10. **ADJOURNMENT**

Ms. Twitchell made a motion for adjournment and it was seconded by Mr. Abbotts the Board unanimously accepted. The meeting adjourned at 7:18 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.