

Town of Turner, Maine
Planning Board Minutes
July 19, 2023

1 **CALL TO ORDER**

Called to order at 6:07 pm by Mr. Bill Bullard, Chairman. Those Members present were, Mr. Bill Bullard, Eben Shaw, Shirley Twitchell, Scott Abbotts, Kelvin Youland, Brent Fanjoy and Mr. Edward Morris.

2. **VERIFICATION OF QUORUM**

Mr. Bill Bullard stated that there were 7 Board Members in attendance which constitutes a Quorum.

3. **Approval of Planning Board Minutes June 21, 2023.**

Mr. Shaw made a motion to approve the minutes with changes for June 21, 2023 and it was seconded by Mr. Abbotts (6 Ayes, 1abstained)

4. **PUBLIC HEARING:**

Point North, LLC, Amended Subdivision, Auburn Road Turner, Map 28, Lot 1

The Applicant spoke in regards to the project. He stated that this would be a division of a 3.4 acre lot from a larger lot. There was a division a few years ago that has a private way. This is in front of the Board because there was a lot divided off within the last 5 years.

At the last meeting there was a conversation on making a joined right of way that would be able to serve lots later on. He provided a sample deed and has received a letter from MDOT for the entrance.

Jordan Equipment, Map 16, Lot 5, Proposed Jordan Equipment Dealership

The Applicant spoke in regards to opening and equipment dealership and repair shop. They are waiting on a MDOT letter from the State for an entrance on Route 4 but they will have another access point off from Pit Road.

5. **New Business**

Point North, LLC, Amended Subdivision, Auburn Road Turner, Map 28, Lot 1

Mr. Smith reviewed the checklist with the Board. They did a review at the July Workshop on this project. There is a right of way proposed on this property but not a building so this application is for the division of the lots only.

Mr. Morris questioned on the drainage of the property and if there is a development on the property that triggered a site plan review but that will be at a later time if it is needed. Mr. Coubourn questioned road standards. The proposed road is not up to standards and he will make an adjustment prior to signing.

Mr. Morris made a motion to find the Checklist complete and it was seconded by Ms. Twitchell. (7 ayes)

Mr. Smith reviewed the Findings of Fact and Conclusion of Law with the Board. There are no open spaces on the lot. They will use iron pins to mark the property and there is no building construction proposed at this time. This project is not in the watershed so there is no need for testing and this subdivision will not affect current traffic patterns.

Ms. Twitchell questioned if the change on the road standards would change anything and Mr. Smith stated there is enough room so it will not impact the project and it will not impact MDOT.

Ms. Twitchell made a motion to Approved the Findings of Fact and Conclusion of Law as submitted and it was seconded by Mr. Morris.

Jordan Equipment, Map 16, Lot 5, Proposed Jordan Equipment Dealership

Mr. Smith stated that as of recent there were still some items that were missing from the checklist. The Applicant spoke in regards to the project. The MDOT has been sent and it is under review and the Chapter 500 has been submitted and they are waiting on the meeting. At this time all the items are submitted they are just waiting to see what will happen. The Applicant is hoping to hear back sometime next week on these submittals.

Mr. Bullard questioned on if the Board moved forward on this would it be based on a Conditional use. The Applicant would not be able to move forward without those approvals.

The Board agreed at the last meeting that if a MDOT permit could not be obtained they would consider and entrance off from pit road.

Mr. Morris questioned if there was a design submitted to the Board. The Applicant did submit plans to the Board.

Ms. Twitchell questioned if the Applicant would move forward with this project if they were unable to get an entrance permit onto Route 4. The Applicant would need to go back to the business owners to discuss the same with them.

Mr. Bullard questioned if the Board would be ok with approving the waiver with the understanding it would also need the MDOT approval.

Mr. Twitchell questioned if there was a written request and it has been submitted to the Board and Mr. Smith read the same to the Board.

Ms. Twitchell made a motion to approve the waiver for safety concerns and it was seconded by Mr. Abbotts (7 ayes)

Mr. Bullard questioned if the Board can approve the project with a condition that the Chapter 500 has been approved by the State.

Mr. Shaw questioned if the Board can find the Checklist complete without having the information from the State on the two missing items. It was be approved and conditions be built into the Finding of Fact and Conclusion of Law.

Mr. Shaw made a motion to find the Checklist complete and it was seconded by Mr. Youland (7 ayes)

Mr. Morris questioned if there would be an A/C unit on the roof and the Applicant stated it will be on the ground.

The Applicant also spoke in regards to the lighting plan for the project. There will be 5 on the building and 4 poles on the property.

The Applicant will also have a closed dumpster on the property and it will go out near the generator.

Mr. Fanjoy questioned if Pit Road would be adequate to allow for this development if it is needed. Mr. Smith stated that if the MDOT was not approved they would need to come back to the Town with an amended Site Plan.

Mr. Smith reviewed the Findings of Fact and Conclusion of Law with the Board.

Mr. Morris questioned if the Findings of Fact and Conclusions of Law will need to come back to the Board if the MDOT does not approve the entrance. If they do not get the approval is will need to come back to the Board amended.

Ms. Twitchell made a motion to approve the Findings of Fact and Conclusion of Law and it was seconded by Mr. Fanjoy (7 ayes)

6. Old Business

None

7. Other Business

Mr. Schaub updated the Board on upcoming projects coming to the Town.

8. REPORTS

None

9. PUBLIC COMMENTS

Voting for new officers will be next meeting.

10. ADJOURNMENT

Ms. Twitchell made a motion for adjournment and it was seconded by Mr. Shaw the Board unanimously accepted. The meeting adjourned at 7:19 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.