

**Town of Turner
Planning Board
June 21, 2023 Meeting
Minutes**

Present: William Bullard, *Chair*, Scott Abbotts, Brent Fanjoy, Edward Morris, Eben Shaw, Kelvin Youland

Not Present: Shirley Twitchell

Also Present: Ben Smith, *Planner*, Kurt Schaub, *Town Manager*

1. **Call to Order:** Mr. Bullard called the meeting to order at 6:00 p.m.
2. **Quorum:** Mr. Bullard announced that a quorum was present.
3. **Minutes of May 17 Meeting:** Motion by Mr. Abbotts, seconded by Mr. Shaw, and voted five in favor, one abstained (Youland), to approve the Minutes from May 17, 2023 Meeting.
4. **Public Hearing - Hazywater Brewery:** Mr. Bullard opened the Public Hearing at 6:10 p.m. Joe Dehetre asked if food would be served. Applicant Robert Doyon said not this year, but he is planning a larger facility that will serve food once it is approved, built and open. There were no other comments or questions.
5. **New Business – Hazywater Brewery:** This application is to amend an existing site plan to allow for a beer tasting room at the site of the former Deerskin Glove facility on Auburn Road, which had initially undergone Site Plan Review in 1992. Planner Ben Smith reviewed the highlights of the application and the checklist. It was noted that the site sketch provided by Mr. Doyon is pretty rough and not to scale. Mr. Doyon said he thought he was submitting what he was asked to submit. Mr. Schaub said he had asked Mr. Doyon for a sketch to determine the square footage of impervious surfaces for fee purposes. Following discussion, it was agreed to work with the 1992 plan in terms of parking and site layout. Mr. Smith said his review was predicated on making certain the application standards are met, and the 1992 plan accomplishes that. All parties present agreed to work from the 1992 plan. Mr. Smith also noted the only item not yet complete is receipt of the Entrance Permit from the Maine Department of Transportation, but that has been applied for. Motion by Mr. Morris, seconded by Mr. Abbotts, it was unanimously agreed to find the checklist complete, provided Item 4 (sketch map) references the 1992 plan. Mr. Smith reviewed the highlights of the Findings of Fact, noting that it could contain two approval conditions. Those are that the 1992 plan is referenced, and that the Entrance Permit from the DOT is received. Motion by Mr. Shaw, seconded by Mr. Abbotts, to approve the Findings of Fact with the two conditions.
6. **Commercial Solar Farms – Ordinance Retroactivity:** Mr. Schaub reported he had been asked at June 7 Workshop to get a legal opinion on re-proposing at the 2024 Town Meeting the same Zoning Ordinance amendments on commercial solar farms that were defeated in 2023, with a retroactive date of June 20, 2023 (the date the moratorium expired). Maine Municipal Association legal staff strongly encouraged acting sooner as opposed to waiting almost an entire year. He said the Selectmen did not appear to have an appetite for a Special Town Meeting. Mr. Abbotts suggested, and it was generally agreed, to bring forward the amendments again later in the year with a Public Hearing in January, 2024.

7. **Announcements and Correspondence:** None.

8. **Adjournment:** Motion, second and unanimous vote to adjourn the meeting at 7:18 p.m.

Respectfully submitted,

Kurt E. Schaub
Town Manager