

Town of Turner, Maine
Planning Board Minutes
May 17, 2023

1 **CALL TO ORDER**

Called to order at 6:00 pm by Mr. Bill Bullard, Chairman. Those Members present were, Mr. Bill Bullard, Eben Shaw, Shirley Twitchell, Scott Abbotts and Mr. Edward Morris. Those Absent, Kelvin Youland.

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 April 19, 2023.**

Ms. Twitchell made a motion to approve the minutes with changes for April 19, 2023 and it was seconded by Mr. Shaw (1 Ayes, 1 abstained)

4. **PUBLIC HEARING:**

None

5. **New Business**

None

6. **Old Business**

Bear's Self Storage, Airport Road

Mr. Smith updated the Board on the project. There have been no new submittals and the Checklist was found complete at the last meeting. The Applicant is looking to have Phase 1 approved but if there is a Phase II that it would need to come back to the Planning Board.

Mr. Bullard stated that the intent of the Board to ensure that any additional pieces added onto the project would need to come back to the Board and at this time the Board is only looking to approve the first portion. If the applicant adds anything onto the property it would need additional approval to anything added onto the Board and to make it a condition on the project.

Mr. Smith stated that there could be a deadline to add to the

Ms. Twitchell questioned on what the Attorney said about the addition of units to the property and the CEO letter from the Town to be in compliance. Mr. Shaub stated that the letter was sent and they were in compliance but there are a few gray areas in that.

The Applicant stated that they will give the Board a rendition of the buildings that will be added to the property and plans to add more screening. They are also picking trees up tomorrow to put onto the plan.

Mr. Bullard stated that with 90 days the Applicant will be into August to be able to add phase 2 onto the whole property.

Mr. Morris stated the Board could put in a condition and it would allow the Applicant to operate and not be able to expand until it comes back.

Mr. Abbotts stated he still has an issue because of what has occurred already and he would like to see buildings to ensure it will be done the right way and it may set a tone for other projects.

Ms. Twitchell stated that she does not feel comfortable with it either and she does not feel that as a Board that are addressing the issues that have happened and could happen. She feels there should be screening done properly. She has never seen what has happened on this project in the time she has sat on the Board.

Mr. Abbotts stated that he doesn't feel comfortable calling this phase 1 because it is already on the ground. He doesn't see how a Board could approve a project that is already being done when it already exceeds what's on the ground.

Ms. Twitchell agrees with Mr. Abbotts and they have never had an issue with a project like this and approve after the fact.

Ms. Twitchell questioned on what the Maine Municipal Attorney said about the project and if the building was in compliance and what could be done.

The Applicant stated that at the last meeting the Board said they would approve Phase 1 but they need to address the other buildings before Phase 2 was approved.

The Applicant stated he thinks the screening he is putting in it will be fine and he is adding more to ensure it is screen properly.

Ms. Twitchell stated that the issue was seeing from the Conant Rd and they would be see, and the Applicant promised they wouldn't be seen but she counted 50 containers.

Mr. Smith stated that this project has been on the agenda for multiple months. He reviewed the Findings of Fact and Conclusion of Law with the Board. Screening with be Balsam Fir trees and Chain link fences and the project is projected to have 1.3 trips per hour. The Applicant has also provided a letter from Bangor Savings for Financial Capacity. This project will have 2 phases and this is for Phase 1 and the Applicant will need to come back for Phase 2. Access to the project will be on Airport Road. There is a sign that is installed for the project and there will not be lights installed.

Mr. Smith drafted a Condition for the Board based on the Board's request to include the building to be drawn out and for the containers.

Mr. Morris questioned if they approve this project are they just allowing for a bunch of containers to be back there. He is also questioning if there is approval for a set amount of containers. It would be nice to have a set number of containers. He feels phase one has been met but moving forward the Board should see some additional information.

On Phase 2 the Applicant will need to lay out how many containers will be in that set area for an understanding.

Mr. Shaw questioned on what will be done with the residential area for screening. It was decided at the last meeting which is fine but he wants to ensure that the next phase that do not run into “you didn’t require it for this so you need it for this” kind of deal.

Mr. Morris made a Motion to Approve the Findings of Fact and Conclusion of Law for Phase 1 with the updated Condition and it was seconded by Mr. Shaw (3 ayes, 2 against).

Tractor Supply, Auburn Road

Mr. Jordan addressed the Board with an update regarding the Plans that have been made on the Project. He stated that MDOT only gave them approval for 1 driveway access. He reviewed where parking will be and where the driveway will be and discussed the landscaping that will be done on the property to allow for some screening. At the last meeting he was asked to look at the architectural design per the Town’s Ordinances.

He stated that they have reached out to MDOT and will need to provide a dedicated left turn lane in order to have the driveway access. The developers are still looking at project to decide if they will move forward with this but there is a chance it will not be done. MDOT are more concerned about the North Bound Traffic and needed a turn lane verse the South Bound where there is a large breakdown lane.

The Board questioned on where the Road would move and how it would be done.

The Applicant did get an the Army Core permit but will need to amend it because they will need to move back and it will be in a wetland area. They are also waiting on there DEP permit.

Mr. Bullard questioned on how much fill will be needed to build onto the lot.

Mr. Shaw questioned with the approval with the Army Corp does this give the Planning Board an approval too where he is not a fan of affecting wet lands.

Mr. Bullard questioned how the Board would address the retention pond area regarding the resource protection area. He also questioned the Shoreland Zone area on the Map.

Mr. Morris questioned if a Pond would be considered development.

Mr. Smith will take another look at the Town’s Ordinance to ensure that the building and driveway will not affect the Resource Protection Zone.

A 21,930 Sq Feet building will be built on the site.

Mr. Smith stated that when they went through the checklist there were some issues. The Applicant needed a letter of financial capacity and information regarding abutters across the road for completeness for the Application. The Board will need a copy of MDOT entrance. The Board will need to decide if they want to wait to see how the Turning Lane and where the amendment from the Army Corp ends up. He stated that the Turning lane will take a while and it would be done from the Highway Department.

Mr. Morris stated that the Public would want to see a sketch plan on what will be done with the turning lane to be able to provide the Public with the proper information. The Applicant would need to come back in June to be able to get the proper information. It maybe July before this could go to Public Hearing.

Ben will be in contact with the Applicant to ensure everything has been received to be able to have a Public Hearing and schedule when all the information is received.

7. **Other Business**

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

8. **REPORTS**

None

9. **PUBLIC COMMENTS**

Mr. Bullard questioned the Solar Moratorium and what would be done. There will need to be a Public Hearing to extend the same. There will need to be 2 things that need to be proved in order to keep it in place. They need to prove that it needs to stay into effect because of issues that are occurring. Mr. Maheu stated that he it may benefit the Planning Board to be at the Public Hearing to be able to help give feedback on what the drafted Ordinance was.

Mr. Shaw stated that while the Planning Board did draft it the Selectman are the ones who will need to be the ones to decide.

The Comprehensive Board will meet next Wednesday May 24, 2023.

There are applications to be able to be appointed to the Planning Board and they must be turned in by

10. **ADJOURNMENT**

Ms. Twitchell made a motion for adjournment and it was seconded by Mr. Shaw the Board unanimously accepted. The meeting adjourned at 7:30 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.