

Town of Turner, Maine
Planning Board Minutes
October 18, 2023

1 **CALL TO ORDER**

Called to order at 6:07 pm by Mr. Bill Bullard, Chairman. Those Members present were, Mr. Bill Bullard, Mr. Scott Abbotts, Shirley Twitchell, Eben Shaw, and Brent Fanjoy. Those Absent Edward Morris and 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 September 20, 2023.**

Mr. Abbotts made a motion to approve the minutes for September 20, 2023 and it was seconded by Mr. Fanjoy (3 ayes, 2 abstained)

4. **PUBLIC HEARING:**

None

5. **New Business**

None

6. **Old Business**

LD 2003 Ordinance discussions for the Town of Turner

Mr. Smith discussed with the Board on the changes that was implemented by the State for Affordable Housing. There are 3 different aspects that have been implemented. The components for these changes were discussed. Most of the aspects include being able to put additional housing on certain properties.

Mr. Smith went through the Town Ordinance with some updated changes that should be reflected in the Ordinance. The Town of Turner is in a good position right now and will not need a lot of changes to the Ordinances.

The Board reviewed the changes and discussed the amount of housing that could build new housing units.

Mr. Bullard would like to decrease requirement on square foot requirement. Mr. Abbotts questioned if the Board could be looked into on driveway requirements over road frontage to help meet the requirement.

Mr. Abbotts questioned in the accessory dwelling unit was different than a separate dwelling unit. Mr. Smith stated that the accessory is just an addition to the original dwelling. The Town has standards and requirements for the accessory units. Most of these are cases of having maybe a tiny home on the property or a space converted on a detached garage and such.

Mr. Smith stated that while looking at the Town Ordinances he did look into the in-law apartment and he had a few suggestions on how the Board could make some changes on how the Ordinance is worded and should look into how to simplify the explanation on how it would be described. As of right now the entrance would need to be from the main dwelling but Mr. Shaw commented that with the new standards not requiring the same it would seem that part of the Ordinance would not be needed.

Mr. Smith reviewed on what language should be added to meet the requirement and to do some housekeeping to clean up the language that is currently in the Ordinance.

Mr. Bullard questioned on what the incentive was for the Town to make some of those changes and not have some of the regulations.

Ms. Twitchell stated that at the time the in-law apartment came about was to be able to have the elderly be able to stay home to be affordable.

Mr. Smith stated that these dwellings have been considered for the life change that is short term. The Board also discussed the Owner occupancy for the in-law apartment.

Mr. Abbotts questioned if the Board did nothing would the Town be in compliance and the answer was "NO" unless a few things were changed per his recommendation presented tonight.

Mr. Smith stated that there are a few minor changes that should be made to be in compliance and the Board agrees that the in-law apartment should be looked into and reworded.

Ms. Twitchell commented that it would be interesting to hear from the Town Manager if there have been any complaints on someone that is not a relative living in the House. Ms. Twitchell was curious on how many in-law apartments there are in Turner.

The Board will plan to meet to discuss the Ordinances next month with the intent to plan on forming a drafted Ordinance Plan.

Mass Gathering Ordinance Discussions

The Board discussed what changes they would like to see for mass gathering ordinances and what should be required and what should possibly change or should an ordinance look like to ensure those possible changes should be.

The Board discussed on if they should move forward on something or should they fall back on the State for regulations.

Ms. Twitchell said from her stand point was that the Town should have an applicant have to go through the Town and the State so the Town would have some notice to be able to know what was going on.

Mr. Abbotts questioned on what could be done to ensure sports for youth and town sports to allow for those events to occur.

The concern is long or multi-day event for non-town events. Should the applicant have to come to the Town for a permit or should they have to come to the town with a State permit to ensure they are following through with the standards.

Mr. Smith will send some examples for the Board to review next meeting.

7. **Other Business**

The Board will meet on November 15, 2023 at 6:00 pm and there will be no workshop meeting.

8. **REPORTS**

None

9. **PUBLIC COMMENTS**

None

10. **ADJOURNMENT**

Mr. Morris made a motion for adjournment and it was seconded by Mr. Fanjoy the Board unanimously accepted. The meeting adjourned at 7:17 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.