

Town of Turner, Maine  
Planning Board Minutes  
July 16, 2025

1     **CALL TO ORDER**

Called to order at 6:00 pm by Mr. Eben Shaw, Vice Chair. Those Members present were, Eben Shaw, Scott Abbotts, and Brent Fanjoy, Bill Bullard and Shirley Twitchell. Those Absent, Kelvin Youland and Shirley Twitchell. Also Present, Ben Smith, Town Planner.

2.     **VERIFICATION OF QUORUM**

Mr. Bullard stated that there were 4 Board Members in attendance which constitutes a Quorum.

3.     **Approval of Planning Board Minutes June 18, 2025.**

Mr. Shaw made a motion to approve the minutes for June 18, 2025 and it was seconded by Mr. Abbotts (4 ayes).

4.     **PUBLIC HEARING:**

**Emerald Solar, LLC, proposed Solar site, Tax map 54, Lot 18**

The Applicant gave an overview on the proposed Solar Plan. This land was approved for a solar project in 2020 and it is coming back to the Board. It will be about 8 acres of Solar panels and will be a 10-acre lot. The panels will be fenced in and be near the access road off route 4 on an existing lot. The DEP permits have been approved and it meets the Towns Solar Ordinance and there is a minimum of 15 feet of natural woodlands already there. There will be no visual impact on this property they will be cutting into some of the forest land and it is approved with the DEP. There will be no sewer or connection needed. The panels will be fixed in place.

Mr. Dan Small questioned the Solar Farm being built on Route 4 that he wasn't going to be able to see it and he can see it now. He is questioning if it will really be seen. He also questioned about the Main Aquifer and if there would be any impacts on the property and how the decommissioning would be. The Maine DEP is in charge of the decommissioning. He also questions who would over see this project. It would be the CEO for the Town. He also questioned how close it would be to the residents, this project would not be near the abutting properties and would be 1000 ft or more from the pond. They residents would be far away.

Mr. Wadsworth questioned where Overlook Drive is and how far away from the project it would be. The Applicant showed the distance from the property to the project.

Mr. Abbotts shared his information with the aquifer in that area and that there is not a big one near it.

Mr. John Maloney questioned the Lease with the land and he reviewed the application and the lease area was not spelled out per is investigation and the Applicant has a loose lease agreement and they there will be meets and bounds and the area says 160 acres and would like to know if the application can be

considered accurate and be voted in. Mr. Maloney question if it was done by leaps and bound and the subdivision was created.

He also questioned site preparation and he questioned how the land would be clear and questioned on if the contours will be different. The applicant stated they will not be changing the slope and will not be grading them. He also questioned what size the trees are the applicant stated that

He also questioned if there would be any meadow grass grown on the property and if it would be mowed. The applicant stated after the site is leveled out everything would be planted and mowed 2 times a year. He said smoothed out is a loose term. The applicant stated that when a stump come out it will be smoothed out by allowing the fill to fill the holes. Mr. Maloney also questioned the fencing and if any animals to be able to get in. This is a DEP requirement.

Mr. Wadsworth questioned the life span will be 35 years and he asked how they will be recycled. The Applicant stated that he hopes the State will be able to work that one out.

## **5. New Business**

### **Emerald Solar, LLC, proposed Solar Site, Tax map 54, Lot 18**

Mr. Bullard stated that Mr. Maloney made a good comment on the Lease Agreement and where it will be. The Applicant stated that the land has been surveyed but the exact location of the lease agreement will not be set prior to the area. The full property has been surveyed but not the exact area of the property. The Board can put in a condition that the Leaps and Bounds must be set prior to building.

Mr. Smith stated that there were 2 check list and they were both complete short of the CEO letter but Mr. Shaub stated that it has been submitted and it was ok and the Board reviewed the same.

Mr. Smith did question the Storm water and it is permit by rule from DEP. Mr. Smith also questioned the phosphors inclusion and it was included in the project plan.

Mr. Shaw questioned on the permit for Storm water and if it was done yet or not. They submitted 4 weeks ago on it.

Mr. Fanjoy questioned if the fencing will be changed as well to allow the animals in.

Mr. Abbotts made a motion to find the checklist complete and it was seconded by Mr. Fanjoy (4 ayes)  
Mr. Shaw made a motion to find the Solar Checklist complete and it was seconded by Mr. Fanjoy (4 ayes)

Mr. Smith reviewed the Finding of Fact and Conclusion of Law with the Board. Mr. Smith did question if there would be a utility easement on the property and it will be corrected on the Finding of Fact and

Conclusion of Law. Mr. Smith stated there is not a visual study done with a drawing but the applicant did state that they did say it would be off Route 4 and not near any houses and will not be visible.

Mr. Abbotts made a motion to approve the Finding of Fact and Conclusion of Law with a condition to have the Leaps and Bounds Survey done prior to building and a correction to the utility easement and the acreage to be 10 acres not 20 acres and it was seconded by Mr. Fanjoy (4 ayes)

## **6. Old Business**

### **Chambers Leasing, proposed expansion of operation business, 2022 Auburn Road**

Mr. Schaub gave an overview of the project in the Shoreland Zone and the information that has been provided to him in regards to this property. The Applicant has provided a new plan due to the shoreland zone. The Board also had questions on what was and was not allowed on the property and that will be up to the CEO to enforce the same.

Mr. Smith reviewed the Findings of Fact and Conclusion of Law. He confirmed with the Board on a few questions on the Checklist. There was a question on the vehicle trips and the DOT findings and wanted to confirm the Board got that information or give the Applicant time to talk about the traffic Counts and some of the requirements come over from the existing business. There should be no big increase in visits and the additional deliveries should not be much more and the DOT permit covers the same. Mr. Smith also reviewed the trees and screening and there will be native trees and of adequate size to provide screening.

The Public Hearing date was changed to June 18<sup>th</sup> where it was held that day. Mr. Fanjoy questioned if there was a Sign submitted and it was submitted to the Board in the plan and it will be a single sign for the property.

The Applicant stated that he has gone out to the property and has set boundaries to ensure that the containers stay where they should be and will be making sure that is being followed

Mr. Fanjoy made a motion to find the Findings of Fact and Conclusion of Law Complete and it was seconded by Mr. Fanjoy (4 ayes)

## **7. Other Business**

Kurt reviewed an application for a daycare expansion.

## **8. REPORTS**

None

## **9. PUBLIC COMMENTS**

None

10. **ADJOURNMENT**

Mr. Fanjoy made a motion for adjournment and it was seconded by Mr. Shaw the Board unanimously accepted. The meeting adjourned at 7:00 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.