

Town of Turner, Maine  
Planning Board Minutes  
October 16, 2024

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, Kelvin Youland, Shirley Twitchell, Edward Morris and Brent Fanjoy. Those Absent Scott Abbotts.

2.       **VERIFICATION OF QUORUM**

Mr. Bill Bullard stated that there were 5 Board Members in attendance which constitutes a Quorum. Mr. Morris joined in shortly after the beginning of the meeting.

3.       **Approval of Planning Board Minutes May 15, 2024.**

Mr. Shaw made a motion to approve the minutes for May 15, 2024 and it was seconded by Mr. Fanjoy (4 ayes, 1 abstained).

4.       **PUBLIC HEARING:**

None

5.       **New Business**

**Elections for Officers**

Mr. Shaw motioned Mr. Bullard for Chair and it was seconded by Mr. Youland (5 ayes)

Mr. Bullard motioned Eben Shaw for Vice Chair and it was seconded by Ms. Twitchell. (5 ayes)

Mr. Fanjoy motioned Mr. Youland for Secretary and it was seconded by Mr. Bullard. (5 ayes)

**Hillview Estates Subdivision Expansion, You Land Convenience, LLC**

Mr. Gotto explained the plan and the background on a mobile home park. This is a 55+ mobile home park for tenants. The project is a mobile home park and subdivision already and this will be for and expansion. The proposal will need a DEP permit because there will be roads added and there will be some impact with wetland crossing but a permit will not be needed in those because it does not meet the threshold for disturbance. In 2019 an expansion was granted by the Board and a road was needed to drive through per the plan and a road was built through. This road was built to not effect the pond on site.

Mr. Gotto stated that the applicant is looking to be able to get some questions answered today and are hopeful to be able to come back for a December.

Mr. Bullard questioned how the road would affect the subdivision and the road standards on the same. Mr. Smith stated that these lots are being added onto existing roadways so while there could be issues there isn't a road issue at this time.

Mr. Morris questioned if the land owners were able to sort out the right of way after the last approval in 2019. Mr. Gotto stated that since the approval the Ordinance changed so the lot in question would not be able to be built now.

The Board discussed a site walk of the proposed location. The Board will plan to meet October 28 at 5:00 pm to look at the proposed site. The Board will plan to park at the end of Acorn.

Mr. Morris question if the Fire Chief would be able to look at the plan and be able to voice any issues or concerns on the expansion.

Mr. Smith stated that he would like to mention that there is a public water supply proposed and a septic system that would be able to house 2 lots each with their own tank but with a common leach field. There will be underground power and there will also need to be DEP letters for the storm water.

**6. Old Business**

None

**7. Other Business**

None

**8. REPORTS**

None

**9. PUBLIC COMMENTS**

None

**10. ADJOURNMENT**

Mr. Fanjoy made a motion for adjournment and it was seconded by Mr. Morris the Board unanimously accepted. The meeting adjourned at 6:26 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.