

Town of Turner, Maine
Planning Board Minutes
April 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, Kelvin Youland, and Brent Fanjoy. Those Absent Edward Morris, Bill Bullard and Shirley Twitchell. Also Present, Addy Smith -Reiman, Town Planner.

2. VERIFICATION OF QUORUM

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

3. Approval of Planning Board Minutes December 18, 2024.

Mr. Youland made a motion to approve the minutes for December 18, 2024 and it was seconded by Mr. Fanjoy (4 ayes).

4. PUBLIC HEARING:

JAMBS Meadow, Proposed Subdivision, Tax Map 49 Lot 71

Mr. Coburn gave an overview of the Project. They are looking to divide their land into 2 different lots. There is already a home on the property and there will be no improvements. They are here now because the lot was created under 5 years ago to the Bryant's and now that they want to divide the lot again they needed to come to the town.

An abutter spoke in regards to his concerns on that where they are below the lot that there would be issues with the water runoff. He spoke with Mr. Coburn prior to the meeting and his answers were answered. The water will still run down hill but this might mitigate some of the issues.

5. New Business

JAMBS Meadow, Proposed Subdivision, Tax Map 49 Lot 71

Ms. Smith -Reiman, Town Planner gave an overview of the Finding and Facts and Conclusion of Law and findings of Fact. There was a conversation at the Workshop on the driveway improvement and there will be a condition on the road for any additional lots if they are added on.

The Board also reviewed the Check list on the project and there were no questions. Mr. Abbotts motioned to accept the checklist and it was seconded by Mr. Fanjoy (4 ayes)

Mr. Shaw questioned how the condition for the road improvement should be worded. Any potential building permit requested that a signed agreement should be included in the request for permit. Mr. Abbotts made a motion to accept the Findings of Fact and Conclusion of Law with the condition of driveway and it was seconded by Mr. Fanjoy (4 ayes)

Garage at 1834 Auburn Road, Used Vehicle Dealership

Mr. James Bisson stated that he is buying the garage from his uncle and he was under the assumption that he could sell used cars there and he would like to move to Turner and has his Lewiston property that

he is currently selling the same on. He is looking to sell 10-15 cars right now. He was using it as a hobby garage and he would like to move his business there. Mr. Shaub stated that the property is in Commercial 2 zone and it allows for body work and servicing but does not allow for the sale of cars. He was looking to have the property to be able to sell cars but as they continued to look into it the zone for the property and the zones around the same are all also restricted because it would be Commercial 2 on the other side and residential behind the lot.

Mr. Shaw stated that there should be some additional and formal information on the same to be able to look into what would be needed to possibly change the zoning or the zoning change. The Board would be unable to spot change a zone.

The applicant maybe able to grant a waiver for him to be able to operate but the Board would need to also decide what granting a waiver for this property what it may mean for future sales moving forward. Mr. Bisson is only looking for a few cars where it is a small operation and only him and another guy so it will not have a lot of cars. Mr. Shaw stated that if he could provide a packet the Board can look into the same and see how they should be able to move forward with the project.

Mr. Bisson questioned if he would be able to work in the garage now as a Car Repair Shop. It is currently being used as a repair garage which is allowed in the building at this time.

6. Old Business

Bears Self Storage

Mr. Stuart Davis spoke in regards to the project. The application came to the Board at workshop and they had planned to have the sales of used equipment as well as sales for Used Cars. After the workshop it was decided that the used cars would not be sold there and it would be just used equipment. Mr. Davis went over what would be done to the property to be able to have a parking lot to be able to park the equipment. The Applicant will need to provide what type of equipment would be sold and how is the board going to address the parcels not being on the same property and where the office should be and the Board will need to have an understanding on where the lot is being filled and they will need to be able to show where the fill is and what fill will need to be done and an engineered drawing.

Mr. Shaw stated that based on his understanding of the ordinance there is nothing on equipment in the ordinance and it has been defaulted to Motor Vehicles. They have some businesses that have been approved for used vehicle and how they were able to sell the same. With that said these buildings were on site and there is a problem with the sales being on an opposite lot of the building for the sales. There was also a discussion on additional containers that will be added to the proposal. He also plans to have a maintenance garage on the property.

Stuart will get back to the Board on these questions and have a revised plan for next meeting.

7. Other Business

Mr. Shaub spoke in regards to upcoming projects for May that will be proposed.

8. REPORTS

None

9. PUBLIC COMMENTS

None

10. ADJOURNMENT

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

Respectfully submitted by, Megan L. Ricker, Secretary.