

Town of Turner, Maine  
Planning Board Minutes  
August 19, 2026

1     **CALL TO ORDER**

Called to order at 6:00 p.m. by Bill Bullard, Chair. Members Present: Scott Abbotts, Brent Fanjoy, Tyler Ham, Jeffrey Preble, Eben Shaw and Kelvin Youland. Absent: None. Also Present: Ben Smith, Planner, Kurt Schaub, Town Manager, Mike Gotto, Stoneybrook Planning, Brandon Costa, Pittston Realty Group/Dunkin, Angelo Terreri, Turner Selectman.

2.     **VERIFICATION OF QUORUM**

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

3.     **Approval of Planning Board Minutes July 15, 2026.**

The Minutes of the July 15, 2026 meeting were amended to note that Mr. Ham was absent and to correct the spelling of Tidswell Road. Motion by Mr. Shaw, seconded by Mr. Abbotts, to approve the Minutes as amended (7 aye), 0 opposed)

4.     **PUBLIC HEARING:**

**Dunkin/Pittston Realty Group – Site Plan Amendments**

Brandon Costa stated the application was to refresh the exterior of the Dunkin store at 6 Stonecrest Drive, and to amend the Findings of Fact approved in 2017 to remove the provision that the business would need to obtain Planning Board approval prior to changing the building color. No other comments were offered.

**Lower Street Minor Subdivision**

Mike Gotto presented the plan and added that a Maine Department of Environmental Protection Stream Crossing Permit has been obtained. He also said the subdivision will be called Fern Valley Estates and the shared driveway will be referred to as Fiddlehead Trail. No other comments were offered.

5.     **New Business**

**Dunkin/Pittston Realty Group**

Planner Smith reviewed the planning documents for the project. The Board reviewed the checklist and the requested documents from the Workshop. The Applicant reviewed the additional information that was provided to the Board. The first matter considered was the color change. Mr. Ham made a motion to approve the changes as presented. The motion was seconded by Mr. Fanjoy, unanimous vote. Planner Smith discussed the adjustment to Condition 3 of the 2017 Findings of Fact, which required the owner to obtain Planning Board approval for building color changes. He said it was reasonable to remove the condition. Motion by Mr. Abbotts, seconded by Mr. Preble, to accept the Findings of Fact as presented, and removing Condition 3.

**Lower Street Minor Subdivision**

Mr. Youland stepped away from the table. Planner Smith reviewed the planning documents (memo, checklist, findings) for the project. Mr. Schaub presented the CEO statement to complete the checklist. Motion by Mr. Abbotts, seconded by Mr. Fanjoy to find the checklist complete – unanimous (Youland abstained). Motion by Mr. Shaw, seconded by Mr. Abbotts, to approve the Findings of Fact as presented – unanimous (Mr. Youland abstained).

**6. Old Business**

**None**

**7. Announcements and Correspondence**

Mr. Schaub reported that Sherman and Donna Varney are working on a minor subdivision on North Parish Road, which will be for three lots in the Village zone. He also said the town is seeking a new Planning Board Secretary, as Megan Ricker needed to resign to spend more time with primary work and family. Her years of assistance are appreciated.

**8. ADJOURNMENT**

Mr. Preble made a motion for adjournment, seconded by Mr. Abbotts, unanimous vote. Meeting adjourned at 6:37 p.m.

Respectfully submitted by,

Kurt E.Schaub