

Town of Turner, Maine
Planning Board Minutes
February 18, 2026

1 **CALL TO ORDER**

Called to order at 6:00 p.m. by Mr. Bill Bullard, Chair. Members present were, Bill Bullard, Eben Shaw, Kelvin Youland, Brent Fanjoy and Tyler Ham. Also present were Town Manager Kurt Schaub and residents Dan Lauze and Michael Mayo.

2. **VERIFICATION OF QUORUM**

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

3. **PUBLIC HEARING:**

3a: Proposed Amendment to Adult Use and Medical Marijuana Stores, Cultivation Facilities, Manufacturing Facilities, and Testing Facilities Ordinance – Mr. Bullard read the language of the proposed amendment, to permit Selectmen to not renew or revoke a license based on incidents of record where law enforcement is called because of difficulties with patrons and/or staff. Mr. Schaub indicated the language is identical to that used in state licensing criteria for premises that serve alcohol. Mr. Dan Lauze asked if there were standards for determining how many incidents would trigger license revocation or non-renewal. Mr. Schaub said there was not a specific number – that each would be evaluated on a case-by-case basis. No other questions.

3b: Proposed Change to Zoning Map by Changing the Zone Designation of a Portion of the Parcel of Land Identified as Map 84, Lot 20, from Commercial 1 to Rural 1 – Mr. Bullard read the language of the proposed amendment, and Mr. Schaub introduced property owner Michael Mayo, who requested the change. There were no questions.

4. **Action as Warranted on Amendments** – Motion by Mr. Shaw, seconded by Mr. Ham, to advance the Proposed Amendment and Zoning Map change to Town Meeting, and to recommend approval (4 ayes).

5. **OLD BUSINESS**

Naiad Lane Private Road Findings of Fact

The final adjusted Findings of Fact for Naiad Lane (originally adjusted in December, 2025) were presented and reviewed, and found to be consistent with the December/January change. Motion by Mr. Fanjoy, seconded by Mr. Ham, to approve the Findings of Fact as amended/presented (3 ayes, Mr. Youland abstained).

6. **ANNOUNCEMENTS AND CORRESPONDENCE** – The Blue Heron application will be reviewed during the March 4 workshop. The application for the Cellular Tower proposed for North Turner has not yet been submitted so it will not be considered until April, provided the applicant meets the March submission deadline.

7. **ADJOURNMENT** – The meeting was adjourned at 6:12 p.m.

Respectfully submitted,
Kurt E. Schaub, Town Manager