

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

1 **CALL TO ORDER**

Called to order at 6:05 pm by Mr. Scott Abbotts stand in Chair. Those Members present were, Scott Abbotts, Kelvin Youland, Brent Fanjoy, Jeffrey Preble and Tyler Ham. Those Absent Bill Bullard and Eben Shaw.

2. **VERIFICATION OF QUORUM**

Mr. Bullard stated that there were 5 Board Members in attendance which constitutes a Quorum.

3. **Approval of Planning Board Minutes December 17, 2025 and February 18, 2026**

Mr. Preble made a motion to approve the minutes with the name change and it was seconded by Mr. Fanjoy. (3 ayes, 2 abstained) Mr. Fanjoy made a motion to approve the February and second by Mr. Ham (3 ayes, 2 abstained)

4. **PUBLIC HEARING:**

Mr. Travis Haley questioned on if there would be anymore complaints on the farming done across the road if this is approved. He is ok with working around a schedule, but he would not like the complaints. The applicant stated that there was a pump running overnight and they had guests staying and it was loud. Mr. Haley stated that he just wants to be able to farm.

Ms. Caldwell spoke in regards to that the Bed and Breakfast. The farm is smelly and they will be farming.

5. **New Business**

None

6. **Old Business**

Blue Heron Farm and Retreat; Site Plan for Bed and Breakfast, Tax map 57, Lot 22

Mr. Smith reviewed the project with the Board. This proposal is for a Farm Enterprise and can allow for additions for a working farm. Mr. Smith stated that they did the additional materials requested. Theses issues were for the Parking area and for the resource protection set back. They also needed a Farm enterprise use is allowed as long as the farm is still in operation. There was also a request for trash and recycling. There were also some changes for the plan. There is parking that is proposed in the resource protection and is within the setback. These buildings alone would not be allowed in the resource protection but because it is a farm enterprise it can be allowed. The Board should consider asking about the parking being in the setback. The Checklist is complete per the guidelines.

The Applicant stated that there are 4 parking spaces for those staying on the property and another 10 for those coming to dine on the property. The Board reviewed the checklist. Mr. Smith reviewed the

checklist more. There was a question on the letter of compliance and the reason this application is in front of the Board is because of the Applicant was asked to bring this into compliance.

Mr. Fanjoy found a motion to find the checklist complete and it was seconded by Mr. Preble. (5 ayes)

Mr. Smith reviewed the Findings of Facts and Conclusion of Law. Mr. Smith stated that the entire project is in Resource protection. All structures are shown on the plan and there is a bath house. There is existing parking on the plan. The project is in a flood zone. There is a sign on the property and it is not planned to change. There will be no new building built on the property and the resource protection has been indicated. There is an existing well on the property. There is no traffic count and the applicant does not anticipate heavy traffic. There has been a storm water plan prepared by an engineer. The site will be served by existing electrical. The site plan is not in a water shed of a great pond. The applicant has 8 parking spaces on the property, and the applicant was asked to show those on the plan and it was indicated.

Mr. Fanjoy stated that the new addition would be the parking situation and he is questioning on if the applicants use the entire area. The Applicant stated that it depends on who is there it really depends on how many quests that they have. The driveway is gravel. Mr. Youland mentioned parking on the road and while the applicant does not have parking on the road sometimes people do park there for a short time.

Mr. Smith stated that the structures away from the setback. It is hard with the parking lot to be able to be in that 75 foot setback because of the lot. The 75 ft setback is for the river. Mr. Smith stated a parking lot on its own is not allowed in the resource protection. Where this is a farm enterprise it could be allowed. Mr. Smith stated that with the resource protection the buildings should be away from the setback but the parking is in the setback. The Board will want to look at the precedents. The driveway was grass but it is now gravel and compacted. Mr. Youland questioned that because is it a farm enterprise it can allow the buildings and Bed and Breakfast. In order to do any of the things separately it would not be allowed.

Mr. Preble made a motion to approve the Findings of Facts and Conclusion of Law and it was seconded by Mr. Ham. (4 ayes, 1 nay, Kelvin Youland)

7. Other Business

None

8. REPORTS

None

9. PUBLIC COMMENTS

None

10. ADJOURNMENT

Mr. Ham made a motion for adjournment, and it was seconded by Mr. Fanjoy the Board unanimously accepted. The meeting adjourned at 6:40 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.