

Town of Turner, Maine
Planning Board Minutes
July 15, 2026

1 **CALL TO ORDER**

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

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 March 18, 2026.**

Mr. Abbotts made a motion to approve the minutes with the name change and it was seconded by Mr. Youland. (3 ayes, 2 abstained)

4. **PUBLIC HEARING:**

Jordan's Equipment, Auburn Road

The Applicant stated that they applied for a different location which was approved by the Board a few years back. After the Applicant started working on the property, they found that it was too wet and was looking into a different location at Auburn Road and Tisdell Road. They applied for a DOT permit from the state and it was approved. They are looking for a 4000 sq building in phase 1 and if sales are doing well they would like to do a Phase 2 on the building.

5. **New Business**

Jordan's Equipment, Auburn Road

The Board reviewed the checklist and the requested documents from the Workshop. The Applicant reviewed the additional information that was provided to the Board.

Mr. Shaw motioned to find the checklist complete and it was seconded by Mr. Youland. (5 ayes)

The Board discussed the waiver for an entrance from Route 4 instead of Tisdell Road and it is for 1 entrance. Mr. Youland questioned if there would be any fuel tanks on the property. There will be no Fuel tanks. Mr. Abbotts made a motion to accept the waiver and it was seconded by Mr. Preble.

A Findings of Fact and Conclusion of Law was provided to the Board. The Planner reviewed the Findings of Fact with the Board. They reviewed the questions from the workshop. Mr. Shaw questioned the building elevations for the building. The applicant stated they would be using the same materials and design from the last approved plan.

Mr. Bullard questioned what would happen with Phase 2. The Applicant will need to come back to the Board for the expansion where it will be over the allowed expansion without approval.

The Applicant also provided the MDOT permit for the entrance to the DOT. Mr. Bullard questioned the landscaping around the building and the Applicant stated they could but it is likely they would not survive because they would not be taken care of very well.

Mr. Shaw made a motion to accept the Findings of Fact and Conclusion of Law with the amended changed made during the meeting and it was seconded by Mr. Abbotts. (5 ayes)

Mr. Preble questioned the leach field and the design and it was discussed with Board on location it was being approved once the MDOT permit was approved.

6. Old Business

None

7. Other Business

Proposed Subdivision on Lower Street Map 49, Lot 18.

Mr. Gotto came to speak in regards to a proposed subdivision with the Board. He provided the map and discussed the setbacks and wetland impacts if the lot was to change or if they found an issue prior to the Board.

8. REPORTS

None

9. PUBLIC COMMENTS

None

10. ADJOURNMENT

Mr. Preble made a motion for adjournment, and it was seconded by Mr. Youland the Board unanimously accepted. The meeting adjourned at 6:30 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.