

Town of Turner, Maine
Planning Board Minutes
December 17, 2025

1 **CALL TO ORDER**

Called to order at 6:0 pm by Mr. Bill Bullard, Chair. Those Members present were, Bill Bullard, Eben Shaw, Scott Abbotts, Kelvin Youland, Brent Fanjoy, Jeffery Preble and Tyler Ham

2. **VERIFICATION OF QUORUM**

Mr. Bullard stated that there were 7 Board Members in attendance which constitutes a Quorum.

3. **Approval of Planning Board Minutes October 15, 2025.**

Mr. Shaw made a motion to approve the minutes with corrections to votes and it was seconded by Mr. Youland (all in favor)

4. **PUBLIC HEARING:**

None

5. **New Business**

None

6. **Old Business**

Proposed Upper St Quarry Project, Tax Map 22, Lot 41, K.R. Youland & Son, LLC

Mr. Shaw reviewed the Findings of Fact and Conclusion of Law with the Board. They reviewed the conditions regarding the noise on the project. They also reviewed the Blasting on the property and how they are outlined in the document. Mr. Fanjoy questioned the blasting and how it will be done on the property.

Mr. Kurt Youland is questioning if they need to blast a few more times because they are near the property line to make sure, they stay in compliance.

Mr. Shaw stated that there should be some flexibility that it is not a condition and that 6-8 times to blast should be able to be a little less or a little more.

They also reviewed the conditions of approval on the property and the when the applicant will need to come back to the board for changes in their site plan.

Mr. Abbotts made a motion to approve the Findings of Fact and Conclusion of Law and it was seconded by Mr. Ham (5 ayes, 2 abstained (Mr. Bullard and Mr. Kelvin Youland)

Naiad Lane private Road, Applicants Judy and Elizabeth Diaz, Mike Gotto Authorized Agent

Mr. Bullard reviewed the map and the updated summary of Naiad Lane. This was discussed at the last Planning Board meeting and they Mr. Smith updated the language and they discussed at the last meeting. The Board agreed to 2 lots and not to the third lot and that there would need to be an update to the road. Mr. Shaw wants to make sure that it is clear that the Board is clear that no other lots can be added without a Road update.

Mr. Fanjoy knows that something should have been done in the pass and he is concerned that 2 out of 3 may bring up problems in the future.

The Board discussed in length what they should do to make sure this issue doesn't come up again and how the ordinance is read now.

Mr. Shaw is concerned that in the future this comes back and more lots are added on the non-conforming lot.

The Board spoke about adding in that if lot 30 is sold and a driveway would be added that it should be brought up to road standards.

Mr. Shaw made a motion to include the following language "Any further development on Naiad Lane will require upgrading Naiad Lane to cover town road standards. Upgrades to the road will extend at least as far as the lot frontage of the new development" and it was seconded by Mr. Fanjoy. (7 ayes)

7. Other Business

None

8. REPORTS

None

9. PUBLIC COMMENTS

None

10. ADJOURNMENT

Mr. Preble made a motion for adjournment and it was seconded by Mr. Fanjoy the Board unanimously accepted. The meeting adjourned at 6:31 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.