

**NEWRY PLANNING BOARD
MINUTES OF MEETING
Wednesday, July 1, 2015**

Present: Doug Webster (Chair), Ron Guertin (Vice Chair), Brooks Morton (Secretary), Amy Call, John (aka Gootsch) Gauthier, Wendy Polonski (Alternate), Dave Bonney (Code Enforcement Officer)

Absent:

Late:

Call to Order: Meeting was called to order at 7:00 PM by Chair, Doug Webster.

Current Attendance/Quorum: Attendance was taken, and the presence of a quorum confirmed.

Previous Meeting's Minutes: June 17th's meeting minutes were reviewed. **Gootsch moved to accept the minutes as written. Amy seconded. With no discussion, the motion passed unanimously.**

Prior Attendance/Voting Eligibility: In terms of board member voting eligibility on the application(s) below, it was noted that Amy was absent at the last meeting and she reported that she had not yet reviewed the materials and listened to the recording. Therefore, Amy is not eligible to vote tonight, and Wendy was appointed as a voting member.

Old Business

- a) **Michael Ferro- Minor Subdivision application (#15-220):** Michael Ferro spoke of the items he distributed to the board at tonight's meeting: a copy of the letters sent to 11 abutters, the list of abutters, the letter from the Newry Fire Chief, a copy of the original approved subdivision plan with the newly proposed road location drawn on showing the location that the board walked during tonight's site visit, and a copy of the Purchase & Sale agreement with the sale price redacted.

Wendy distributed copies of and explained a flow chart which she prepared in regards to this application.

The board discussed the requested waivers and the process that needs to be followed if, in fact, they are able to grant such waivers.

It was decided that applicant must provide an engineered road design. It was also noted that there needs to be confirmation from the homeowners association as to whether or not they will accept the road extension into their subdivision.

In regards to abutters, Ron stated that he has not yet verified the accuracy of the list. Abutter Eugene Nichols sent an email to the Planning Board, which Brook read aloud, expressing concerns with the applicant's use of Chickadee Roadway and Thunder Ridge Road, as well as other various details noted within the application. Brooks reported that he also received a phone call from another concerned gentleman (whose name he was unable to recall), and encouraged that gentleman to either attend a meeting or submit his concerns in writing. Doug noted that Mr. Nichols left a message on his phone; Doug will call Mr. Nichols back and encourage him to attend the next meeting, and Doug mentioned earlier in the meeting, that he was contacted by Randall Palm inquiring about this application.

Brooks moved to waive the 5' contours for this application. Wendy seconded. In discussion, it was noted that the board voted approval on this waiver during the pre-application conference. The motion passed with four members voting in favor and Gootsch opposing.

Wendy moved to vote on the request of the waiver for number 67, regarding section XXII A waiver of submission requirements. Ron seconded. In discussion, it was noted that the original subdivision road was engineered by Joe Aloisio. Norm Davis (in the audience) confirmed that his property abuts the road

and is a member of the road association. It was noted in discussion that the way this motion was worded, the board is voting on whether or not to hold a vote. This motion was withdrawn.

Wendy moved to approve the waiver for questions 67 & 68 of the application made by Michael Ferro # 15-220. Brooks seconded. Doug clarified that this is in regards to the engineered road plan. All members voted in opposition; the motion dies.

The board reviewed the application in regards to any other missing information.

In light of the need to do an engineered road design, the applicant stated that he will evaluate the situation to see whether or not he will move forward with this application.

The applicant mentioned a fee discrepancy, reporting that the Selectmen re-evaluated the application fee in early May, and as a result, the correct fee is actually lower than what he paid (which was the amount listed online). Doug stated he will look into the matter.

Michael will be added to the next agenda.

New Business - none

Findings of Fact - none

Mail

- Planning board members received copies of the most recent version of the UDRO.

Open Discussion

- a) Doug reported that he was contacted by a local realtor in regards to a modification to a lot at The Peaks due to a stream setback change which was approved by DEP. This item is expected to be on the next meeting agenda.
- b) The CEO reported that he talked to AVCOG in regards to helping the town review Planning Board submissions. The first initial review of an application is free (where they will look through the application, identify, and comment on any concerns). After that initial review, they charge \$90 per hour. This fee can be forwarded on to the applicant if the board chooses.
- c) Goostch asked about an article in the Bethel Citizen in regards to the SkiEsta at Powder Ridge. It was explained that this is a single-family house that gets rented out for weddings, etc.

Next Meeting – scheduled to be held Wednesday, July 15, 2015.

Adjournment Wendy moved to adjourn; Gootsch seconded. Motion passed unanimously. Meeting was adjourned at 8:20 PM.