

**NEWRY PLANNING BOARD  
MINUTES OF BOARD MEETING  
Wednesday, January 15, 2020  
Raymond C. Foster Municipal Building**

*Full discussion on topics below is available on audio recording at the Newry Town Office.*

**Members Present:** John (aka Gootsch) Gauthier (Board Chair), Kenny Young (Board Vice Chair), Gary Drown, Becky Bean (Board Secretary & Recording Secretary)

**Members Late:**

**Members Absent:**

**Staff Present:** Dave Bonney (Code Enforcement Officer), Shelley Norton of AVCOG

---

**Call to Order:** Chairman John Gauthier called the meeting to order at 7:00 PM.

**Current Attendance/Quorum:** The Chair took attendance and confirmed the presence of a quorum.

**Prior Attendance/Voting Eligibility:** The Chair confirmed that all Board members are eligible to vote.

**Previous Meeting's Minutes:** The Board reviewed the previous meeting's minutes. **Becky moved to accept the minutes as written. Kenny seconded. There was no discussion. The motion passed with all voting in favor.**

**Old Business**

- a) **Royal River Development Corporation—Esther Bizier of Main-Land Development Consultants (#19-252):** No representative was present.

**New Business**

- a) **Sunday River Skiway Corporation—Joe Aloisio (#20-253):** For the record, Becky stated that she works at Sunday River. She noted that the approval or denial of this application has no bearing on her position at Sunday River and asked if any Board members felt that there was any conflict of interest or bias. Gootsch moved that Becky's position at Sunday River does not have any pertinence or conflict of interest or bias to this application. Kenny seconded. The motion passed with three members voting in favor; Becky abstained from the vote.

Joe Aloisio explained Sunday River's plan to construct a lift and trail system on Merrill Hill to enhance that real estate and allow the purchasers of the lots on Merrill Hill to be able to ski into the resort. Joe distributed copies of the plans along with the application to the Board. The lift will be either a double- or triple-chair. Joe confirm that the property is an existing subdivision (Merrill Hill Estates) that Boyne Properties Maine purchased. The Board proceeded to review the maps and the application.

Discussion ensued in regards to the 1,000-foot abutter line, and whether the measurement is from the property line or from the project line.

Joe stated that the new trails would not be on Boyne property but would be on easements created to cross other landowner's property.

Joe stated that the length of the lift will be 2,100 feet and confirmed that the top of the lift falls below the 1,900-foot contour per the requirements stated on the final plan for Merrill Hill subdivision. Joe noted that the trails will have snowmaking on them, and the lift towers will be relatively short (approximately 30'), keeping the lift below the tree canopy and giving it more protection from the wind.

The Board asked the applicant to submit maps that show the existing roads more clearly, make the fourth overpass show as clearly as the other three overpasses, define some of the lots in the lower corner, and show that this is an approved subdivision.

The applicant was asked to pay a \$2500 escrow fee to cover any administrative fees per the UDRO. Since most of the Planning Board is made up of new members, the Town has decided to hire AVCOG to assist the Board in the application review process.

Sunday River's application, officially titled Lifts and Trails on Merrill Hill, was numbered 20-253.

This project will be added to the agenda for the next meeting, and the applicant will either bring the checks to the next meeting or have the Town Administrator provide a letter confirming that the application fee and escrow amount has been paid.

- b) **Geri and David Shepard (Peaks Village)—Eric List of Winter Haven Custom Builders (#20-254):** Eric List of Winter Haven Custom Builders came before the Board representing Geri and David Shepard in regards to their lot in Peak Village. The applicant is proposing to build a breezeway and two-car garage on the south end of their existing house. Eric explained that the setback on that property is marked at 25' on the registered subdivision plans, which he believes was drawn in error. Per the HOA Covenants, the setback requirement is stated as 15' for this lot. The applicant would like to reduce the setback to the Town's standards of just 10'. Eric explained that the HOA Board has approved the reduction of the setback for this lot (Lot 90) to 10 feet; Eric provided a copy of the email showing that approval. The CEO noted that had the setbacks not been drawn on the map, then the applicant would not need to come before the Planning Board.

The application for Geri & David Shepard was numbered 20-254; and the applicant paid the application fee of \$150 with check # 122.

Shelley Norton of AVCOG recommended that the Board discuss whether they need AVCOG review for this application and decide if this applicant must provide an escrow check. The Board decided that this application does not require AVCOG's review and therefore, no escrow is required.

Eric List stated that he would mail the abutter letters tomorrow, Jan 16.

This application will be added to the next PB meeting agenda.

**Findings of Fact** - none

#### **Mail**

- An email from the Town Administrator with a copy of the Tax Lien for the Sunday River application
- An email dated Dec 10 from Joe Aloisio asking to be placed on the agenda for this (Jan 15) meeting
- An email chain dated Dec 19 from Shelley Norton regarding the PB/CEO's question about the requirement that 911 addresses be added to final plans when there is no building on the lot, and therefore, no 911 address assigned.
- CEO reported that he received a phone from a cell phone company (AT&T) representative (Jack Andrews) requesting to be added to the next agenda in regards to the cell tower near the former Phoenix Restaurant at the intersection of Skiway Road and Timberline Drive.

#### **Open Discussion**

- a) The group discussed the training that Shelley Norton of AVCOG provided just before tonight's meeting.

- b) The CEO mentioned the changes that need to be made in the UDRO per the changes in requirements for the Registry of Deeds, as well as other revisions to the UDRO, and changes to the Shoreland Zone Ordinance. The Chair asked if the Board could receive six copies of the model from DEP for their review.
- c) The Board discussed getting Newry email address for all Planning Board members. Becky will contact Amy and request addresses in the same format as other Town employee (for example: [abernardnewrymaine@gmail.com](mailto:abernardnewrymaine@gmail.com)).
- d) Discussion ensued in regards to property setbacks and covenants, etc.

**Next Meeting** – Wednesday, February 5, 2020, at 7pm

**Adjournment** Kenny moved to adjourn; Gary seconded. Motion passed with all voting in favor. The meeting adjourned at 8:45 PM.

APPROVED