

**NEWRY PLANNING BOARD**  
**MINUTES OF BOARD MEETING**  
**Wednesday, January 20, 2021**  
**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),  
Becky Bean (Board Secretary & Recording Secretary)

**Members Late:**

**Members Absent:**

**Staff Present:** Dave Bonney (Code Enforcement Officer); Shelley Norton of AVCOG via Zoom

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**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:** With no recent absences, all member are eligible to vote.

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

**Business**

a) ***Project # not yet assigned***; SUBDIVISION AMENDMENT; **The Preserve at Puzzle Mountain Subdivision**; *Puzzle Mountain, Map R5 Lot 23A-3; Gary Inman, agent*:

Gary Inman gave an overview of the proposed amendment. The original subdivision was approved in 2004 consisting of 4 lots of approximately 100 acres each; Gary stated that a fifth lot was added later, but was not part of the original subdivision. Gary stated that Bob had sold two of the original lots (Lots 1 & 2) to the Exums. The Exums are in the process of buying a third parcel that is outside of the subdivision for a total of almost 400 acres. Bob has retained Lots 3 and 4 of the subdivision. Bob plans to give Lot 4 to his grandchildren and would like to split Lot 3 into two lots, retaining one portion and the other portion would potentially be sold to the Exums.

Note # 8 on the originally approved plan states: "There shall be no further subdivisions of the lots depicted on this plan." Shelley Norton of AVCOG explained that the Planning Board has some flexibility in considering this request as long as it meets the standards of the current UDRO.

Gary noted that Lots 1, 2, 3 & 4 currently have no buildings on them.

The CEO found the original application (04-92) and noted that the Findings of Fact for the approval of that application, which states that a condition of approval is that the homes would have sprinkler systems; however, that condition is not noted on the approved plan.

Discussion ensued in regards to the current condition of the road. The Board felt that the proposed amendment of splitting a lot in two (and in turn adding another lot to the subdivision) would trigger subdivision review and require that the road to the new lot meet current road standards. However, if the applicant is just moving a lot line and maintaining the same number of lots, it's unclear if subdivision review would be needed as long as the lots affected by the move of the lot line still meet minimum lot-size standards. The CEO will research this further. Another suggestion was to merge two of the lots so that when Lot 3 is split, the total number of lots would remain at 4.

Gary stated that he will bring this information back to his client and asked to be added to the February 3<sup>rd</sup> agenda. He also noted that he will be sure to bring seven copies of the full packets to the next meeting.

b) Ordinance Workshop

- Continued review of UDRO proposed revisions – Shelley proceeded to review the changes shown in the most recent draft document that she provided to the Board. In addition to the changes shown, the following revisions were discussed:
  - Page 79, the header letter “a” in item C.6. will be removed.
  - Page 83, item 3.d. the font will be changed for constancy.
  - Page 117, the definition for Sewage Treatment System will be revised to: A municipal or private system for treating sewage which is an overboard discharge system.
  - The group discussed the dimensions in the diagrams for Exhibits B-1 and B-2 and reviewed the road design standards chart on page 67 of the current UDRO. It was decided that the dimensions of each arm of the hammerhead turn-around would meet the dimensions of the applicable road standard. The word minimum will be added to each radius reference. The right-of way area surrounding the hammerhead turn-around would be changed to 20’.
  - The group discussed back lot standards and the standards used by the Town of Turner was distributed. Dave mentioned that he prefers the standards used by the Town of Mechanic Falls; theirs is more straightforward and simpler to understand. Dave will share the language from the Mechanic Falls standards with the Board for discussion at the next meeting.
- Building Permit Ordinance discussion – this was postponed.
- Shelley stated that she looked to see if there are any requirements as to how soon before a Town Meeting a Public Hearing must be or can be held. She found nothing in State law saying that the Public Hearing must be held within 30 days of the Town Meeting or at least 30 days before a Town Meeting. She checked with Amy and there is no such requirement locally either. She explained that State law does require that the materials be posted and available for view at least 30 days prior to a Public Hearing and 30 days prior to a Town Meeting.

**Findings of Fact** - none

**Correspondence/Mail:**

*(NOTE – All emails listed below (received before the 72-hour deadline for tonight’s meeting) were forwarded to the Board for review; the emails were not read aloud at the meeting. Emails pertaining to a particular application have been printed for the file.)*

- Email received 1/12/2021 from Gary Inman RE: Robert Stewart Planning Request
- Email received 1/19/2021 from Christa Watson RE: Gathering feedback on short-term rentals in your community
- Email received 1/20/2021 from Shelley Norton RE: UDRO updates for tonight’s discussion
- Email received 1/20/2021 from Shelley Norton RE: FW: Storm drain construction standards
- Emails received from MMA
  - Zooming in to Facilitate Effective Zoom Meetings-Live Zoom Webinar-Feb 11<sup>th</sup> 9am-noon
  - Local Planning Boards & Boards of Appeal – Live Zoom Webinar- Feb 24<sup>th</sup> 4-7:30pm

**Open Discussion**

- With no indication that the Select Board will want to hold on Feb 3<sup>rd</sup> the joint meeting that was expected to be held prior to tonight’s meeting, the Planning Board will plan to meet at 7pm on Feb 3<sup>rd</sup> unless we hear otherwise.

**Next Meeting** – Wednesday, February 3, 2021

**Adjournment** **Becky moved to adjourn; Kenny seconded. Motion passed with all voting in favor.** The meeting adjourned at 8:49 PM.