

**NEWRY PLANNING BOARD**  
**MINUTES OF BOARD MEETING**  
**Wednesday, March 17, 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 7:03 PM.

**Current Attendance/Quorum:** The Chair took attendance and noted that the new members expected at tonight's meeting were not in attendance. The presence of a quorum was confirmed with the members who have been on the Board for some time now. Later in the meeting, Shelley stated that she will contact Amy Bernard via email to see about doing some training for the new members.

**Prior Attendance/Voting Eligibility:** With no recent absences, all members 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. With no discussion, the motion passed unanimously.**

With Shelley not yet in attendance via Zoom, the Board adjusted the agenda as noted below.

**Findings of Fact**

- a) **Application 21-263; SUBDIVISION AMENDMENT; The Preserve at Puzzle Mountain Subdivision;** Puzzle Mountain, Map R5 Lot 23A-3; Gary Inman, agent: The Board proceeded to review the Findings of Fact. **Kenny moved to accept the Findings of Fact for Amendment Application # 21-263 The Preserve at Puzzle Mountain. Gootsch seconded the motion, and the motion passed unanimously.**

**Correspondence/Mail:**

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

- Email received 3/10/2021 from Shelley Norton RE: Thoughts on Shoreland Zone Map Draft
- Email received 3/9/2021 from Dave Bonney RE: Thoughts on Shoreland Zone Map Draft
- Email received 3/9/2021 from Shelley Norton RE: Road Entrance Ordinance and Road Entrance Permit Application
- Email received 3/3/2021 from Christa Watson RE: Prioritizing Safety with Short-Term Rentals
- Email received 3/1/2021 from Dave Bonney RE: subdivision application? A response to Susan Duplessis's email
- Email received 3/1/2021 from Susan Duplessis RE: Division of Lot 1B, Sunny Hills subdivision
- Email received 2/26/2021 from Susan Duplessis RE: Division of Lot 1B, Sunny Hills subdivision
- Email received 2/25/2021 from Dave Bonney RE: Road Entrance Ordinance and Road Entrance Permit Application
- Email received 2/24/2021 from Shelley Norton RE: New members Newry Planning Board
- Email received 2/24/2021 from Amy Bernard RE: New members Newry Planning Board
- Email received 2/22/2021 from Bob Stewart RE: Hi
- Emails received from MMA
  - Understanding Implicit Bias-Live Zoom Webinar-April 27; 10-11:30 am

- 2021 Local Planning Boards & Boards of Appeal–Live Zoom Webinar-April 22; 4-7:30pm
- Technology + New Energy 2021 Virtual Municipal Conference-Zoom Webinar-April 15 & 16
- Cultural Competency & Diversity 101-Live Zoom Webinar-March 10

**Business**

- a) Susan DuPlessis, Sunny Hills Subdivision lot division: No representative for this agenda item came to tonight’s meeting.
- b) Ordinance Workshop
- Continued review of Shoreland Zoning Map revisions: The group proceeded to review the revised map that Shelley provided. Discussions focused around:
    - The former floodplain areas that changed due to changes to the federal floodplain info since this map was last done. These areas are shown on this draft as white areas near the rivers and wetland areas; the Board will need to decide how these areas should be zoned.
    - Dave asked to have contour lines included on the newly revised map. The contour lines are shown on the Town’s current map with 20’ contours labeled at every 100’. Shelley will make the label blocks transparent and unobtrusive.
    - The group discussed the roads shown on the map – some are solid black lines, some are double-dashed lines and there seems to be no reason for the two. It was also noted that the solid black line going from Skiway Road to Barker is no longer a road. Skiway Road was redirected many years ago – leading to South Ridge Lodge instead of Barker Lodge, and a section of the road was turned into Road Runner Trail. This trail is still shown as a road; Shelley will correct this.
    - Dave asked about making Limited Residential and Limited Commercial different colors.
    - Lengthy discussion ensued regarding the floodplain, steep slopes, and high-moderate water-fowl bird habitat depicted on the map. Shelley and Dave will discuss later to will work this out.
    - Barker Brook stream protection – Shelley will update.
    - Branch Brook confluence with Bear River – the white spot should be General Development.
    - The Sunday River covered bridge crossing – Board members felt this area should have a 250’ Shoreland Zone. Shelley explained the process she uses in the Federal Wetland Database to map this out – looking at the pieces coded as a riverine wetland, palustrine, shrub scrub, forested wetlands, emergent vegetation, etc. She will download a new floodplain layer to confirm she has it zoned correctly or if it needs to be tweaked.
    - It was decided that the white sections should be colored/zoned as the adjacent zone.
    - The group discussed the wetlands shown on the map. Shelley will remove the small circular wetland which is a manmade pond (known as Jim’s Pond) that is less than 10 acres. Shelley will fix the stream protection gap on the map – Dave will send Shelley a drawing to show what he’s talking about.
    - Shelley spoke about discussions happening in Maine’s legislature committee regarding improvements that may come about in a few years on the shoreland zone law as well as the ways shoreland zone and wetland maps are created.
    - Shelley will take her notes from tonight and created a newly revised map for the Board to review and get their comments back to her before the next Planning Board meeting.
  - Building Permit Ordinance discussion – In light of the tight deadline for getting ordinance revisions ready for public hearing and town meeting, the group decided to wait to revise this Building Permit Ordinance as well as the Driveway Ordinance at a later date. The town’s citizens will already be voting on the revised Planning Board Ordinance, the revised UDRO, the revised Shoreland Zone Ordinance and the revised Shoreland Zone map.

**Open Discussion**

- a) Town meeting is scheduled for May 25<sup>th</sup>. Shelley noted that Amy Bernard told her that the Selectmen decided that the PB's ordinance changes would not be presented at the Town Meeting, but rather done via a referendum vote on June 8<sup>th</sup> instead. With a June 8<sup>th</sup> vote, these revised documents need to be ready for printing by April 7<sup>th</sup> (60 days in advance). Dave mentioned that there was discussion at the Selectmen's meeting of holding two public hearings – a Planning Board public hearing and a Selectmen's public hearing.

NOTE: Becky spoke with the Town Office following this meeting and confirmed that there is no Planning Board Public Hearing scheduled for April 7<sup>th</sup>.

- b) Officer elections scheduled for the next meeting: Per the Planning Board Ordinance, officer elections are to be held at the first meeting in April each year. Kenny noted that he will attend the next meeting and will be a voting member, but that will be his last meeting. Becky is not renewing her membership on the Board (her term ends in June); however, she will continue as Recording Secretary. Therefore, the board will need to vote on a new Vice Chair and a new Planning Board Secretary.

**Next Meeting** – Wednesday, April 7, 2021

**Adjournment** **Becky moved to adjourn; Kenny seconded. Motion passed with all voting in favor.** The meeting adjourned at 8:54 PM.

APPROVED