

NEWRY PLANNING BOARD
MINUTES OF BOARD MEETING
Wednesday, April 21, 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), Becky Bean (Board Secretary & Recording Secretary), Bruce Pierce via Zoom and Amy Call via Zoom

Members Late:

Members Absent:

Staff Present: Shelley Norton of AVCOG via Zoom

Call to Order: Chairman John Gauthier called the meeting to order at 7:12 PM.

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

Prior Attendance/Voting Eligibility: With both applications below being new agenda items (not presented at the previous meeting), all members, including the new planning 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. Gootsch seconded. There was no discussion. The motion passed with a roll-call vote: Becky Bean in favor, Bruce Pierce in favor, and Gootsch in favor. Amy Call was not present for this vote.**

When Amy joined the meeting, she noted that she is not yet sworn in as a Board member. Therefore, Amy is not eligible to vote tonight. Bruce confirmed that he is sworn in.

Business

- a) **Project # TBD; SUBDIVISION AMENDMENT; Sunny Hill Subdivision;** Sunday River Road, Map R-14 Lot 3; Burt Mill, owner; Gary Inman, agent: Gary explained that Burt is proposing to break off 1.7 acres off the back of Lot 1B and sell both parcels. The interested buyer wants to make sure the lot can be divided before he buys it. Gary noted that the proposed septic site is shown on the new lot (Lot 1B-1), and the right-of-way to the new lot will be determined once they look at the lot, but before they apply for a Building Permit. Gary stated that it is proposed that the two lots will share a septic field. Gary said the lots would have individual wells; wells are not yet shown on the site map.

The Board discussed access to the back lot and the fact that the UDRO requires 100' of road frontage in General Development District. The UDRO does not currently have a provision for backlots. Therefore, road access will need to be shown on the plan. A driveway can access up to two lots; so, if the driveway only accesses Lot 1B and Lot 1B-1, then the shared driveway can be shown on the plan.

The Board also questioned if the shared septic would be allowed.

Gary will revise the site map to show the right-of-way at least 100' along the boundary of Lot 1B-1 and Lot 1B; show the exclusion zones for the wells around the proposed septic site(s). Gary will contact Dave to ask about the shared septic system.

This item will be added to the next agenda. After the applicant left the meeting, it was noted that this application was not assigned a project number and the application fee was not paid.

- b) **Project # 21-264**; SUBDIVISION AMENDMENT; **Dream Maker Lodge**; Skiway Road, Map R-13 Lot 34G; Sunday River, owner: Peter explained that when drafting the Declaration for the Dream Maker Condos he found that the site plan that was approved last August didn't include some elements required when it goes to the Registry of Deeds along with the Declaration. This amendment will clean up that oversight. Peter also stated that the architect made some changes to the building which resulted in the dimensions on the last revision being incorrect, and a note was added stating that this is the final revision. Peter highlighted the areas on the application that changed from the previously approved application.

The project was assigned # 21-264, and the applicant paid the #100 application fee with his personal # 561.

It was found that the building footprint still states 9,557 sq ft in the notes on the site plan; however, this number was increased on the amended application to 10,424 sq ft. Peter will correct that error and provide the Board with an updated site plan.

Peter was asked to provide a more recent email from DEP showing they are aware of and approval of these changes.

This item will be added to the next agenda.

- c) Ordinance Workshop
- Building Permit Ordinance discussion: Dave is not in attendance, so the agenda item was not reviewed.

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 3/18/2021 from Shelley Norton RE: Correction to Floodplain layer
- Email received 3/24/2021 9:07am from Gary Inman RE: Planning Board April 7th Meeting
- Email received 3/24/2021 5:29pm from Gary Inman RE: Planning Board April 7th Meeting
- Email received 3/25/2021 from Peter Roberts RE: Documents for 4/7 planning board mtg
- Email received 3/25/2021 from Shelley Norton RE: SZ Map for Review
- Email received 3/25/2021 from Dave Bonney RE: SZ Map for Review
- Email received 3/25/2021 from Shelley Norton RE: SZ Map for Review
- Email received 3/31/2021 from Gary Inman RE: Planning Board April 7th Meeting
- Email received 4/6/2021 11:36am from Shelley Norton RE: topics for discussion at meeting
- Email received 4/6/2021 1:19pm from Becky Bean RE: topics for discussion at meeting
- Email received 4/6/2021 1:35pm from Shelley Norton RE: topics for discussion at meeting
- Email received 4/6/2021 from Amy Bernard RE: topics for discussion at meeting
- Email received 4/7/2021 from Amy Bernard RE: November vote
- Email received 4/7/2021 from Shelley Norton RE: November vote
- Email received 4/7/2021 from Dave Bonney RE: Town Office Closed due to Covid Precautions
- Email received 4/14/2021 from Amy Call RE: Planning Board agenda for April 21st meeting
- Email received 4/15/2021 from Amy Bernard RE: Newry Public Notice 5.5.21.docx
- Email received 4/19/2021 from Becky Bean RE: April 21st Planning Board meeting
- Emails received from MMA
 - Lodging & Housing: Municipal Challenges; three-part Webinar series- 4/28, 5/11 & 5/27
 - Technology & New Energy; 2021 Virtual Municipal Conference– Live Zoom Webinar- 4/16 & 17
 - Local Planning Boards & Boards of Appeal-Zoom Webinar-4/22 & 7/20

- Understanding Implicit Bias-Zoom Webinar- April 27th
- Managing Freedom of Access-Zoom Webinar-June 10

Open Discussion

a) Public Hearing Date for Shoreland Zoning Ordinance and Planning Board Ordinance is May 5th at 6pm. Shelley summarized the proposed changes for the new members. She will attend this Public Hearing via Zoom. The next Public Hearing, the one for the Zoning Map and the UDRO (tentatively July 21st or August 4th), Shelley will attend in person.

Election of Officers: Becky nominated Gotsch as Planning Board Chair; Bruce seconded. Gotsch accepted the nomination. Roll call vote: Gotsch voted yes, Becky voted yes, and Bruce voted yes. With three votes in favor, Gotsch remains as Chair.

Gotsch nominated Bruce Pierce as Planning Board Vice Chair; Becky seconded. Bruce accepted the nomination. Gotsch voted yes, Becky voted yes, and Bruce voted yes. With three votes in favor, Bruce is the new Vice Chair.

Gotsch nominated Becky Bean as Planning Board Secretary; Bruce seconded. Becky accepted the nomination. Gotsch voted yes, Bruce voted yes, and Becky voted yes. With 3 votes in favor, Becky remains as Secretary.

Next Meeting – Wednesday, May 5, 2021 at 7pm; Public Hearing scheduled at 6pm that evening.

Adjournment Becky moved to adjourn; Gotsch seconded. Bruce voted in favor, Gotsch voted in favor, and Becky voted in favor. The motion passed with three votes in favor. The meeting adjourned at 8:38 PM.

APPROVED