

**NEWRY PLANNING BOARD**  
**MINUTES OF BOARD MEETING**  
**Wednesday, March 16, 2022**  
**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), Bruce Pierce (Board Vice Chair), Ted Baker (Secretary)

**Members Late:**

**Members Absent:** Randy Akers (Alternate)

**Staff Present:** Joelle Corey (Code Enforcement Officer)

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**Call to Order:** Chairman John Gauthier called the meeting to order at 6:04 PM.

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

**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. **Bruce moved to approve the minutes of the last Planning Board meeting on March 2<sup>nd</sup> as written. Ted seconded. There was no discussion. The motion passed with all voting in favor.**

**Business**

a) **New River Village, Justine Fletcher Inc.; Map r-12 Lot 13, Sunday River Road; Minor Subdivision Application:**

Justin Fletcher introduced himself and noted a few errors on the application – the property is in General Development Zone (not Resort Dev). Therefore, the number of units planned has been reduced to 6 (the application indicates 9 units). He explained that he is looking for the Board's feedback on the overall concept of the plan. It was noted that the applicant would need to follow standards found in the current ordinance. There is 650 feet of road frontage; the applicant talked about installing 6 driveways or perhaps 3 shared driveways. The Board pointed out that the driveway plan would need to be approved by DOT via a DOT Entrance Permit.

Although this site is not labeled as a floodplain on the FEMA maps, the Board informed the applicant about the history of the lot flooding as recently as 3 years ago.

The applicant stated that he plans to install an Eljen waste disposal system, which is a smaller system. He added that the plan is to build these units as rental properties and spoke of two scenarios: using the plan approved in 2007 for 7 units; removing one unit and using that area for the septic system – or building 6 units with individual driveways to avoid the need for a stormwater plan since no road would be built. The proposal is for a cluster development – placing the 6 units on the approximately 3+ acres off the Sunday River Road and designating the approximately 3+ acres over the stream as open space. The plan is to use sprinkler systems for fire protection.

The applicant paid the application fee \$1050. The New River Village application was numbered 22-272.

For the record, the Chair noted that the Planning Board has jurisdiction to review this Minor Subdivision application under the UDRO. The application has standing with per the Purchase and Sale Agreement he provided. No Board members have expressed any bias or conflict of interest.

The applicant confirmed the deadline date, March 23<sup>rd</sup>, for submitting an updated application and supporting documents for review at the next Planning Board meeting.

- b) **Review/Approve Findings of Fact for Sunday River's Jordan Chairlift Replacement/Upgrade Site Plan Application # 22-271**: The Board reviewed the Findings of Fact. **Bruce moved to approve the Findings of Fact and Conclusions of Law for Application 22-271, Sunday River Skiway's Jordan Lift Replacement/Upgrade. Ted seconded. The motion passed unanimously.**

### **Open Discussion**

- a) **Metal mining discussion and possible UDRO changes** -- The Board reviewed the latest draft. **Gootsch moved that the Board forward to the Town's attorney for review the proposed section for Borrow Pits and Mineral Exploration or Extraction including the new definitions, and if the language is approved by the Town's attorney, then passed on to the Select Board for their review. Bruce seconded. The motion passed unanimously.**
- b) **Building Code Ordinance proposed changes** – Joelle explained her most recent changes – adding a table of contents and adding definitions for Accessory Structures and for Tiny Homes. Various minor corrections were discussed, of which Joelle made note. **Gootsch moved to send the latest draft of the new Land Use and Building Code Ordinance dated March 2022 with the proposed edits as discussed at this March 16, 2022, meeting to the Town's attorney for review, and from there on to the Select Board for their review. Ted seconded. The motion passed unanimously.**
- c) **UDRO Application updates** – The Board reviewed Joelle's draft. Additional revisions were discussed of which Joelle made note. The changes included:
- Deleting any reference to Density Credits since any reference to Density Credits was removed from the UDRO during its last revision.
  - Any reference to "septic tanks" will be changed to "subsurface wastewater disposal systems".
  - "Total acreage of lot to be developed" will be added.
  - The list of abutters was changed to 1000' of the project site (not property boundary) to match the UDRO.
  - A note directing applicants to the specific details for the Registrar's Block at Section 10.D.3.b.ii will be added.
  - Discussion ensued about abutter notification – Joelle will look at the ordinance to ensure the application matches what is written in the UDRO.

Some minor formatting and grammatical changes were also recommended.

- d) **Election of Officers on April 6, 2022** – The Board discussed the upcoming election, the current make-up of the Board, and the number of new homes being built for year-round residents instead of just seasonal.

**Next Meeting** – Wednesday, April 6, 2022

**Adjournment** **Bruce moved to adjourn; Ted seconded. Motion passed with all voting in favor.** The meeting adjourned at 8:11 PM.