

**NEWRY PLANNING BOARD**  
**MINUTES OF BOARD MEETING**  
**Wednesday, April 6, 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)  
Randy Akers (Alternate),

**Members Late:**

**Members Absent:**

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

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**Call to Order:** Chairman John Gauthier called the meeting to order at 6:06 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 accept the minutes of the March 16<sup>th</sup> meeting as written; Ted seconded. With 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 # 22-272:** Justin Fletcher explained their revised plan to build 4 duplexes (8 residential units) with 4 driveways and 4 drilled wells. Each duplex will have its own septic system. He added that the units will be sprinklered and that he plans to connect the sprinkler systems to the wells.

Discussion ensued regarding driveway versus road. No standard for driveways was found in the Ordinance; only a definition for Driveway was found in the back of the Ordinance, which states "Driveway: A vehicular access way serving two or less lots and/or dwelling units". The group discussed various scenarios of having one driveway serve two duplexes (4 dwelling units) resulting in two (or three) driveways off the Sunday River Road to serve the 4 duplexes.

It was noted that the driveway permits are under the previous owner's name. The CEO confirmed that those permits transfer with ownership.

The Board reviewed the ordinance regarding cluster development (Section 18, pages 79-82). The applicant was asked to read Section 18, particularly items 4 & 5, to ensure proper notations are included on the plan and proper documents are submitted.

The Board reviewed the application for completeness and/or outstanding items. This Application (#22-272) is a minor subdivision since there are fewer than 10 dwelling units.

Outstanding items include:

- Question 6: Property Owner, should be changed to Justin Fletcher
- Questions 15-18: Engineer information needs to be completed
- Question 24: Ownership needs to be updated
- Question 28: Registry of Deeds book & page, needs to be clarified

- Question 30: E, Shoreland Zone should be checked with Stream Protection circled; and F, Floodplain should be checked. In all cases, the property is in these zones, but the development is not.
- Question 40: Common Land, needs to be completed since this is a cluster development
- Question 42: Traffic Study, requested waiver
- Question 43: Letters to Fire Chief, etc. need to be signed
- Questions 44: Storm water management plan needs to have a narrative.
- Questions 45: Erosion control plan needs to have a narrative.
- Question 46: The applicant was asked to let the Board know which permits will be used out of the 4 in hand.
- Question 47: Written statement approving fire protection method needs to be addressed
- Question 40 & 68: The CEO suggested building a walking bridge to access the preserved, open space, and noting such on the plans

The group discussed Section 5.L. on page 11, Flood Areas, and asked the applicant to note the 100-year flood elevations on the plan and show on the plan that all buildings will be at least 1 foot above those elevations.

### **Open Discussion**

- a) **Election of Officers** – Bruce nominated Gootsch as Chair, and Ted seconded. Gootsch accepted the nomination. With 4 votes in favor, the Gootsch remains as Chair.

Gootsch nominated Bruce as the Vice Chair; Ted seconded. Bruce accepted the nomination, and with 4 votes in favor, Bruce remains as Vice Chair.

Gootsch nominated Ted as Secretary. Bruce seconded. Ted accepted the nomination, and with 4 votes in favor, he remains as Secretary.

- b) A Public Hearing for the proposed UDRO revisions is scheduled for 6pm Wednesday, June 1<sup>st</sup>. Location to be determined – probably at the Grange Hall. Planning Board members are asked to attend this Public Hearing. The regular Planning Board meeting will not be held that evening.
- c) Ted asked about Section 5.H., Sufficient Water within Criteria for Approval. Should this be a criterion for approval when there is no way of confirming if a development will have sufficient water for it reasonable, foreseeable needs. The group talked about some historical stories about various wells in town.
- d) Ted noted that he will miss the next 2 meetings (April 20<sup>th</sup> and May 1<sup>st</sup>).
- e) Brooks Morton, who was in attendance, stated that he is running for Selectman.

**Next Meeting** – Wednesday, April 20, 2022

**Adjournment** – Bruce moved to adjourn; Ted seconded. Motion passed with all voting in favor. The meeting adjourned at 7:42 PM.