

NEWRY PLANNING BOARD
MINUTES OF BOARD MEETING
Wednesday, May 18, 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)

Call to Order: Chairman John Gauthier called the meeting to order at 6:00 PM.

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

Prior Attendance/Voting Eligibility: With no recent absences, all 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 April 6th meeting of the Newry Planning Board as written. Ted seconded. With no discussion, the motion passed with all voting in favor.**

Business

- a) **Sunday River, Downdraft Pumphouse; Map R12/O26; Joe Aloisio, representative – Site Plan Application #22-273:** Joe Aloisio explained Sunday River's plan to put a booster pump station on a flat area behind the Peak Lodge at the top of Lift 7 (the Chondola) to improve the resort's snowmaking system. This will increase the efficiency of making snow on Jordan peak. The plan is to build a 60x44 sq. ft. metal building to house the booster pumps. The building will include one employee bathroom and a warming room. There will be no public admittance permitted. The bathroom will be connected to the resorts Wastewater Treatment Plant system.

The Chair noted the following details for the record: The application fee of \$63.30 was taken out of the resort's escrow account at the Town Office. The Planning Board has jurisdiction to review this application per the UDRO. The applicant owns the property. No Board members expressed any bias or conflict of interest, and the application was numbered 22-273. The Board proceeded to review the application for completeness.

Joe was asked to have updated letters sent to the Town office authorizing him (and Peter Roberts) to represent Sunday River.

Ted moved to find Application # 22-273 complete; Gootsch seconded. With all members voting in favor, the motion passed.

Gootsch moved that a site visit is not recommended; Bruce seconded. The motion passed unanimously.

Gootsch moved that a public hearing is not needed; Ted seconded. The motion passed unanimously.

The Chair noted that the applicant is not requesting any waivers, and following discussion, it was decided no conditions of approval are needed.

The Board proceeded to review the criteria for approval.

CRITERIA FOR APPROVAL FOR THE UNIFIED DEVELOPMENT REVIEW ORDINANCE (pages 9-12)

- A. **Pollution** – This project is not in a floodplain, all waste will be pumped to the resort’s wastewater treatment plant, this is on the top of a mountain so there aren’t any streams, and therefore, Gootsch moved that criteria for item A, Pollution, has been met. Bruce seconded. The motion passed unanimously.
- B. **Erosion** – With the drainage ditches being installed, and since it’s at the peak of a mountain there is no water coming from above the project, and there is a good buffer of trees below the project, Gootsch moved that the conditions for item B, Erosion, have been met; Ted seconded. The motion passed unanimously.
- C. **Traffic** – Since this project is not near any roads and is primarily an industrial building for employee use which will not increase traffic, Gootsch moved that item C, Traffic, has been met; Bruce seconded. The motion passed unanimously.
- D. **Sewage Disposal** – The sewage for this project will be pumped to the resort’s wastewater treatment plant, and therefore, Gootsch moved that item D has been met. Ted seconded. The motion passed unanimously.
- E. **Municipal Solid Waste Disposal** – Very little solid waste is expected to be generated, and therefore, Gootsch moved that E has been met; Ted seconded. The motion passed unanimously.
- F. **Aesthetic, Cultural and Natural Values** – This is not in the shoreland, and with the forested buffer and the way this is being constructed, it will basically be non-visible, therefore, Bruce moved that this project will not have an adverse effect on aesthetic, cultural, and natural values; Ted seconded. The motion passed unanimously.
- G. **Financial and Technical Capacity** – A letter was provided from the VP of Finance confirming financial capacity, and an engineer who has completed the application, and therefore, Gootsch moved item G has been met. Bruce seconded. The motion passed unanimously.
- H. **Sufficient Water** – Since this is a water pumping station, and the only water usage expected is the occasional flushing of the toilet, Gootsch moved that item H has been met. Ted seconded. The motion passed unanimously.
- Ted moved that items I, J, K, L, and M are not applicable; Gootsch seconded. The motion passed unanimously.
- I. **Public Water Supply** – (see motion above)
- J. **Surface Waters** – (see motion above)
- K. **Ground Water** – (see motion above)
- L. **Flood Areas** – (see motion above)
- M. **Freshwater Wetlands** – (see motion above)
- N. **River, Stream or Brook** – Since this is on top of a mountain and there are no signs of any river, stream or brook, Gootsch move that item N has been met. Bruce seconded. The motion passed unanimously.
- O. **Storm Water** – Bruce moved that Storm Water Management has been met; Gootsch seconded. The motion passed unanimously.
- P. **Spaghetti-Lots Prohibited** – Ted moved that item P does not apply; Gootsch seconded. The motion passed unanimously.
- Q. **Municipal Services** – No one is living in the building, so the school system is not affected. In terms of fire, this is a steel building filled with steel objects, and the snowmaking system is filled with water. The applicant added that the resort recognizes that its on-mountain buildings are difficult to access for firefighters and can be replaced; he also added that no one is sleeping in the buildings. With that in mind, Gootsch moved that Q has been discussed and is not a problem. Ted seconded. The motion passed unanimously.
- R. **Lake Phosphorus Concentration** – Gootsch moved that item R is not applicable; Bruce seconded. The motion passed unanimously.

- S. **Impact on Adjoining Municipality** – Gootsch moved that item S is not applicable; Bruce seconded. The motion passed unanimously.
- T. **Land Subject to Liquidation Harvesting** – Gootsch moved that item T, Land Subject to Liquidation Harvesting, has been covered within the application; Bruce seconded. The motion passed unanimously.
- U. **Conformity with Local Ordinances and Plans** – Bruce moved that item U, Conformity with Local Ordinances and Plans, has been met. Ted seconded. The motion passed unanimously.

Bruce moved that the Board approve Application # 22-273. Ted seconded. The motion passed unanimously.

It was confirmed that the Findings of Facts for this application will be prepared for review at the next meeting.

Findings of Fact - none

Open Discussion

- a) **June 1st Public Hearing at the Grange Hall at 6pm.** Public notices have gone out and abutters that about any changes on the growth management map have been notified via certified letter detailing the changes on the map. Also at this public hearing, the changes to the UDRO regarding mining extraction will be discussed, and lastly, Joelle has some minor edits to the building code ordinance that will be presented. Joelle noted that the presence of the Planning Board is required. It was confirmed that there is no regular Planning Board meeting that evening.
- b) Joelle noted that about 25 folks came to the **Town Meeting last night (May 17th).** Hopefully, the Public Hearing will have a good turn out as well. The transfer of the North Newry Church to a non-profit was discussed at the Town Meeting. Brooks Morton videotaped the Town Meeting. Joelle noted that the lot that was bequeath to the Town is a non-conforming lot with no parking, no water, etc.

Next PB Meeting – Wednesday, June 15, 2022, at 6pm

Adjournment Bruce moved to adjourn; Ted seconded. Motion passed with all voting in favor. The meeting adjourned at 7:03 PM.

