

NEWRY PLANNING BOARD
MINUTES OF BOARD MEETING
Wednesday, June 15, 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:

Staff Present:

Members/Staff Absent: Joelle Corey (Code Enforcement Officer)

Call to Order: Chairman John Gauthier called the meeting to order at 6:02 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. **Ted moved to accept the minutes of May 18th as written. Bruce 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 stated that they finally found an engineer. He thinks the only change from the previous submission is the change in driveways. There are now just two driveways. The Board proceeded to review the plans. They discussed the 4 septic systems and 4 wells as well as the distances between the wells and the septic systems including the neighbors' wells. It was noted that one or two neighbors' well were not located on the plan. The applicant stated that he can show those wells on an updated plan for the next meeting.

The Board proceeded to review the application.

For the record, the Chair noted that the Board has jurisdiction to review this application under the current UDRO since it is a minor subdivision. The applicant has provided proof of ownership.

It was clarified that per Section 10.B.8. on page 22, the applicant shall notify the abutters via certified mail and provide the Board with copies of the certified mail receipts. It was noted that the applicant could contact the Town Office regarding who to send notification to for each condo association.

Gootsch moved that additional escrow is not needed for this project. Ted seconded; the motion passed unanimously.

The Board reviewed the application for completeness.

The Board was unable to find the floodplain map that was historically on the wall in the meeting room. Becky will check with the Town Office to ask where it is now located. The Board will put this item on hold until the next meeting.

Following various discussions such as the definition of "area to be developed", the applicant made handwritten changes/corrections to the application that was submitted for review at tonight's meeting, and then signed and dated the official copy of the application.

Bruce made a motion that as a Condition of Approval a copy of the deed restrictions or restrictive covenants specifically prohibiting garbage disposals be provided to the Board. Gootsch seconded, and the motion passed unanimously.

Discussion ensued regarding the requirement noted in Section 18 (Provision for Cluster Development) under item C.5 that states where any portion of a subdivision is proposed or required to be held in common by owners of lots or by an HOA, the covenants shall be approved by the Planning Board. The Board also explained the applicant the requirement noted under item 4 in this same Section (18) regarding Open Spaces in a Cluster Development. The applicant replied that he would have that required information and documentation for Board at its next meeting.

The Board noted that a plan for the sprinkler system is also needed. The applicant was asked if he received a response from the Fire Chief, and he replied that he has not.

The applicant stated that they plan to have electrical wires and phone lines run underground.

The Board reviewed the list of items needed for the next meeting.

- Covert language regarding open space
- The locations of abutters' wells need to be shown on the plan so distances can be identified
- Notify abutters and provide copies of certified mail receipts
- Question # 31 – corrected to 2 acres or less of development
- Question #33 – stating no garbage disposals are allowed
- Question #30g – regarding Aquifer will be corrected.

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

Ted moved that Application 22-272 is complete; Bruce seconded. The motion passed unanimously.

Ted moved that the Board recommend a Public Hearing on this application; Bruce seconded, and the motion passed unanimously.

The Board noted that the only waiver being requested is for the Traffic Study. **Ted moved that the applicant's request for a waiver on the Traffic Study be granted. Bruce Seconded. The motion passed unanimously.**

The Board discussed the Public Hearing and decided that the hearing would be held at the Grange Hall at 6pm on July 6th with the regular Planning Board meeting to directly follow.

Findings of Fact

- a) **Sunday River Skiway Corp; Dwndraft Pumphouse Application # 22-273:** The Board proceeded to review the Findings of Fact. **Ted moved that the Board approve the Findings of Fact and Conclusions of Law for Application 22-273, with the applicant's name Sunday River Skiway Corporation, and the project name Dwndraft Pumphouse, as written. Bruce seconded. The motion passed unanimously.**

Open Discussion

- a) Ted noted that the application should state the date of the current revision of each ordinance. Ted said that Joelle is working on separating the application into separate applications specific to the project type or relevant ordinance. For example: UDRO Site Plan / UDRO Major Subdivision / UDRO Minor Subdivision / Shoreland Zoning.
- b) The group discussed suggestions for the format for the upcoming Public Hearing to help it to run more smoothly.

Next Meeting – Wednesday, July 6, 2022 – **Public Hearing at the Grange Hall at 6pm**, followed by a regular Planning Board meeting.

Adjournment Bruce moved to adjourn; Ted seconded. Motion passed with all voting in favor. The meeting adjourned at 8:21 PM.