

**NEWRY PLANNING BOARD**  
**MINUTES OF BOARD MEETING**  
**Wednesday, July 6, 2022**  
**Bear River Grange Hall**

*Full discussion on topics below is available on audio recording at the Newry Town Office.*

**Members Present:** John (aka Gootsch) Gauthier (Board Chair), Ted Baker (Secretary), Randy Akers (Alternate)

**Members Late:**

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

**Members & Staff Absent:** Bruce Pierce (Board Vice Chair)

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**Call to Order:** Chairman John Gauthier called the meeting to order at 6:49 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 table review of the minutes of the prior meeting (June 15) until the next meeting. Gootsch 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 # 22-272:** Justin Fletcher explained that they are before the board with the proposal for four duplexes built along the Sunday River Road with 2 driveways to access the lot. He stated that the changes to the application requested of him by the Planning Board at the last meeting have been made: #30 check the box stating they are in an aquifer recharge area; #31 acreage to be developed has been changed from 1 acre or less to 2 acres or less; and #33 deed restrictions or restrictive covenants to be placed on the new deeds – prohibiting garbage disposals. Also, the well for all abutting properties are now located on the plans.

The Planning Board discussed the Public Hearing that just ended. Becky confirmed that she will prepare the minutes of the Public Hearing for the Board to review and vote on at the next meeting.

Ted asked that the applicant include a slurry pit for concrete truck washout in the Erosion Control Plan per the Maine Erosion and Sediment Control BMPs and suggested that this be a condition of approval; he added that one washout facility for all four buildings would be sufficient.

Ted noted that when the Board gets to the final approval level, a copy of the deed restrictions, covenants, and the bylaws will need to be provided to the Board.

The group discussed outdoor lighting plan. The applicant said that they haven't come up with a plan yet, but is only planning on downfacing lighting, no up lighting.

The group discussed the driveways. Following discussion, it was decided that the applicant would keep the two driveways as currently noted on the plans.

The applicant was asked the timeframe as to when development would be handed over to an HOA. He was asked to provide that information at the next meeting.

The group discussed performance guarantees. The applicant will decide which option he will do to meet this requirement.

The applicant will provide a landscaping plan and a lighting plan for the next meeting. The applicant was asked to prohibit up lighting.

The applicant does not plan to install a sign other than the road signs.

These buildings will be built on slabs; the applicant will avoid doing crawl spaces.

**Ted moved that since it is mutually agreeable with the applicant, the Board extend the 30-day deadline for final approval to 45 days from the Public Hearing. Randy seconded. The motion passed unanimously.**

**Findings of Fact** - none

**Open Discussion**

a) Ted emailed the Board prior to this meeting proposing a new layout for the UDRO. He would like to reformat it so that each new section begins at the top of on an odd-numbered page; this would make it easier for Board members to tab certain pages for easier reference. He also proposed changing the font from Times New Roman to Arial, which is easier to read, and adding the section #, the page #, and the date of the document to the footer of each odd-numbered page, and he proposed adding the title of the document (Unified Development Review Ordinance) to the footer of each even-numbered page. Ted confirmed that the language within the document remains the same. Discussion ensued regarding formatting the table of contents so that it is not all caps if possible.

Joelle talked about a company, Northland Consulting Group, that could review the UDRO since AVCOG has not hired a land planner to fill the position left vacant when Shelley Norton left.

- b) Ted spoke of compiling a list of old applications that are still active (like Merrill Hill, The Pines, Locke Summit, The Colony, etc.), and add them to the agenda under Old Business so the Board can get updates on current activity, etc. He believes there are some actions that the Planning Board is supposed to do post approval. Discussion ensued regarding the condition/status of the roads for Locke Summit and Merrill Hill in terms of the sale of lots, etc.
- c) Joelle spoke about Mountain View Weddings. She said that email responses say they are closed and out-of-business, however, weddings are still happening. Joelle noted that she is not finding any means of enforcement in the ordinance. Gootsch gave a brief history of the Board's review when the owner came before the Board requesting a home occupation.
- d) Joelle asked if any Board members have ever heard anyone propose a noise ordinance for the town. It was noted that subdivisions and business are held to a 10pm time limit for noise. Gootsch noted that it has been discussed at previous planning boards, and it was decided that enforcement would be an issue.
- e) Gootsch talked about Lloyd Poland and his possible plans for a yurt glamping setup near Sunday River, like what he has at the bottom of Chandler Hill in Bethel. The Board discussed other yurts in the area where this would fall in the UDRO.
- f) Gootsch talked about the State's new LD2003 legislation, which allows any single-family dwelling on a lot can have an accessory structure to be rented out. This legislation takes away home rule, and completely ignores minimum lot size for septic systems, and other standards that are in place.

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

**Adjournment** Ted moved to adjourn; Randy seconded. Motion passed with all voting in favor. The meeting adjourned at 7:55 PM.