

NEWRY PLANNING BOARD
MINUTES OF BOARD MEETING
Wednesday, September 7, 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), Ted Baker (Secretary), Randy Akers (Alternate),

Members Late:

Staff Present: Joelle Corey (Code Enforcement Officer)

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

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: The Chair noted that Randy missed the earlier portion of the previous meeting, and Randy stated that he has not listened to that recording. Randy is eligible to vote on topics other than the below application, which was approved at the August 17th meeting.

Previous Meeting's Minutes: Since there was some technical difficulties finding the electronic version to print, the Board tabled review of the previous meeting's minutes.

Business

- a) **New River Village, Justine Fletcher Inc.; Map R-12 Lot 13, Sunday River Road; Minor Subdivision Application # 22-272:** Shaun Lewis attended tonight's meeting and represented New River Village. Justin Fletcher submitted a signed letter to the Board authorizing Shaun to act as his agent relative to the local permitting for New River Village. As the Board reviewed the application, it was noticed that the application submitted for tonight's meeting was an old version and did not include all the previous revisions. The Board was able to find a copy of the correct (most current) version. Following discussion, the Board asked Shaun Lewis to sign and date the correct/current version for the record, which he proceeded to do.

The Board reviewed the plans and confirmed that all required information (including the conditions of approval and registrar's block) is included on the map. The Board then proceeded to sign 3 copies of the final plan: 1 for the applicant, 1 to be sent to the Registry of Deeds, and 1 to be kept on file at the Town Office.

The Findings of Fact for this application will be prepared for review at the Board's next meeting.

Previous Meeting's Minutes: The Board went back to the tabled minutes and reviewed the August 17th meeting minutes. Joelle noticed two corrections that were needed; the references to C-10 and C-30 should be written as C-1.0 and C-3.0 respectively. **Ted moved to approve the minutes with the two corrections noted by the CEO. Gootsch seconded, and the vote passed unanimously with the 3 members voting in favor.**

The Board proceeded to review the approved minutes from the July 6th Planning Board meeting; an error in those minutes was recently noticed – after they were approved. The Board decided to correct the error. **Gootsch moved that the minutes of the July 6th, 2022, Planning Board meeting be corrected such that the phrase "...a copy of the deed restrictions and covenants the bylaws..." read "...a copy of the deed restrictions, covenants, and the bylaws..."; Ted seconded. The motion carried with all 3 members voting in favor.**

Reports - none

Findings of Fact - none

Open Discussion

- a) **Yurt/Glamping Development:** The Board continued their discussion regarding campgrounds. Ted recommended that the Board look at this from two points of view:
- 1) Proposing changes to the UDRO for better land use standards for campgrounds.
 - 2) Reviewing the zoning/districts in the Comprehensive Plan in terms of where campgrounds should be allowed in the Town and propose those changes.

The Board discussed where they believe campgrounds should be allowed in the Town to preserve the history of Newry; those in attendance were in general agreement that they should be prohibited in the Rural District and allowed instead only in the General Development District and in the Resort Development District.

With the other Board members in agreement, Ted offered to draft a memo to the Selectboard to request permission to establish a committee to review the placement of campgrounds within the Town's zoning districts.

The Board was in consensus that land use standards need to be developed for campgrounds, as well. Ted noted that the proposed changes to the UDRO's land use standards are something the Planning Board can prepare on their own. Once the Board has the standards developed, then the Board would go to the Selectboard to request that the revision go before the Town for a vote.

In regard to developing land use standards for campgrounds in Newry, the Board talked about reviewing the land use standards that other towns such as Tremont, Wells, Old Orchard Beach, Rangely, Eustis and Kingfield (to name a few) have in their ordinances.

- b) **Maine's New Law regarding Auxiliary Housing Units:** Joelle stated that some amendments to this law have been brought before the State Legislature. Some possible changes include adding a population threshold. She added that the new law does not go into effect until August 2023.
- c) Joelle informed the Board that she will not be attending the next Planning Board meeting; she'll be on vacation.
- d) Joelle mentioned that Sunday River is on the agenda for the Planning Board's next meeting. She reported that she has already received the check. The check is for \$25 and is # 80251.
- e) The group talked about the public notices placed in the Bethel Citizen by Sunday River for two upcoming projects – one project is in Riley; the other, in Newry, is adding a second lift to Merrill Hill. Ted spoke about his research on the Oxford Registry of Deeds' website in regards to the Merrill Hill development.

Next Meeting – Wednesday, September 21, 2022

Adjournment Ted moved to adjourn; Gotsch seconded. Motion passed with all voting in favor. The meeting adjourned at 7:48 PM.