

NEWRY PLANNING BOARD
MINUTES OF BOARD MEETING
Wednesday, September 21, 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)

Members Late:

Staff Present:

Members & Staff Absent: Joelle Corey (Code Enforcement Officer), Randy Akers (Alternate),

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: Bruce confirmed that he listened “painstakingly” to the 2-hour recording of the Sept. 7th meeting. Therefore, all members are eligible to vote at tonight’s meeting.

Previous Meeting’s Minutes: The Board reviewed the previous meeting’s minutes. **Ted moved to accept the minutes as written for the Board’s previous meeting on Sept 7th. Gootsch seconded with there was no discussion. The motion passed with all voting in favor.**

Business

a) **Sunday River Daycare – new one-room daycare location within existing building currently used for ski school; 284 Skiway Road; Map R-13/34:** Peter Roberts distributed his application and site plans, and he explained Sunday River’s plan to expand their daycare facilities and use one of the rooms that had been used for children’s ski school (Mini-Munchkin level) on the ground floor of Merrill Brook II Condominium. He explained that the State of Maine requires a letter of certification from the town stating that this plan is not in violation of any town zoning ordinances. The CEO advised Peter to come before the Board and stated that the Planning Board approval would serve as the certification for the State.

Peter pointed out the waivers that are being requested since the application is very similar to the current use with daycare being part of ski school and the room was previously used for ski school kids ages 3-5 years old. Those waivers are for:

- Abutter notices
- Public notice
- Notices to public services (fire chief, sheriff’s office & road commissioner)

Ted moved that the application as submitted by Sunday River for the expansion of the daycare is not a change of use to the existing buildings, and therefore, a site plan review is not required. Bruce seconded the motion, and with no discussion, the motion passed unanimously.

Becky confirmed that she will write up a brief Findings of Fact for this application/Board decision, so it is on record.

b) **Findings of Fact for New River Village, Justine Fletcher Inc.; Minor Subdivision Application # 22-272:** The Board reviewed the Findings of Fact. **Ted moved the approved the Findings of Fact and Conclusion of Law for Application # 22-272, New River Village, as written; Bruce seconded. The motion passed unanimously.**

Reports - none

Open Discussion

- a) **Continued discussion regarding UDRO edits:** Gootsch signed the memo that Ted wrote for the Planning Board which Ted distributed to Board members prior to this meeting. This memo will be submitted to the Selectboard as a request to have a committee formed to review zoning districts for campgrounds.

The group discussed the worksheet that Ted created to help the Board think about various parameters they may want to include as they work on creating the proposed campgrounds standards for the UDRO. For each question that should be pondered, Ted included the verbiage written in ordinances from various other Maine towns. It was noted that in this area, there could be year-round interest in camping with so many outdoor activities in all four seasons. Ted asked the Board members to go through the worksheet and note their questions, suggestions, concerns to be discussed at the next Planning Board meeting.

- b) **The group discussed AVCOG's upcoming Annual Planning Day** scheduled for Wednesday, October 26, from 8:30-2:30 in Auburn. It was noted that any Board members planning to attend should contact Retta in the Town Office so she can register you.

Next Meeting – Wednesday, October 5, 2022

Adjournment Ted moved to adjourn; Bruce seconded. Motion passed with all voting in favor. The meeting adjourned at 7:30 PM.

DRAFT