

NEWRY PLANNING BOARD
MINUTES OF BOARD MEETING
Wednesday, October 19, 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: Joelle Corey (Code Enforcement Officer)

Members & Staff Absent: 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: 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 as written, and Gootsch seconded.** However, Becky noted that Joelle had pointed out two corrections that were needed: On page 2, "NERPA" should be "NRPA", and on page 3, "citizen representatives" should be replaced with "residents". **Ted retracted his first motion and then moved that the Board accept the minutes of Wednesday, October 5th, 2022, with the amendments discussed previously. Bruce seconded, and with no further discussion, the motion passed with all voting in favor.**

Business

- a) **Signing the Revised Findings of Fact for Sunday River Daycare Expansion:** The Board confirmed the revision noted at the previous meeting was incorporated in tonight's document and then proceeded to sign two copies of the revised the Findings of Fact – one for the Town's files and one to be mailed to the applicant.

Reports

Ted asked that beginning with the Planning Board's next meeting, an update/report from the Campground Committee be given under this agenda item. Joelle made note of such.

- **Building Permits** – Joelle reported that building permits are still pouring in, and she expects three more soon – two on Merrill Hill and one on Peaks. She noted that this already put us over the total number of permits granted in all of 2021. New River has not yet applied for a permit.
- **Powder Ridge** – Joelle reported that she was informed about a new home being built on Douglas Road, Lot 99 in Powder Ridge, using 2"x4" framing, which does not meet code requirements – the standard is 2"x6" construction. Joelle has contacted the owner and requested an engineer's report. The bank has contacted Joelle asking for a certificate of occupancy; however, Joelle stated that she needs to see the engineer's report prior to writing the occupancy letter for the bank.
- **The lot across from the Matterhorn** – Joelle reported that the Sheriff's Dept. is aware of, what looks to be, an abandoned truck across from the Matterhorn; they have contacted the owner. Royal River Development owns the lot, which they filled illegally a few years ago; the lot is in a flood zone. Joelle stated that she heard from Royal River Development saying that they contacted Town two years ago requesting that the Town revisit the zoning in that area. When the UDRO edits were completed for mining, Joelle was contacted by an engineering firm about revisiting the zoning. She noted that they can build on the other side of the bridge (off Vista); however, the lot where the truck is located is still a flood zone and is an unbuildable lot.
- **UDRO Changes** – Joelle noted that a few folks in the town contacted her regarding some proposed changes to the UDRO. She will include that information on a future PB agenda.

Open Discussion

- a) **Campground Workshop:** Ted reported that the Select Board approved/appointed four members to the Campground Committee: Gary Wight, representing the Select Board; Bruce Pierce, representing the Planning Board; Brooks Morton and Ted's wife Bambi Baker, as Town residents. Ted went on to talk about a memo he wrote to the committee from the Planning Board to be signed by the Chairman to give them some background as to why the Planning Board recommended that a committee be formed to review the Town's Growth Management Districts in regards to campgrounds.

Bruce will reach out to the committee members to organize meeting dates & times. When discussing the need for a committee secretary, it was noted that Brooks has experience as a Planning Board secretary. Joelle noted that she plans to attend some committee meetings. She can also help research any questions regarding code or law, etc. and print that information out at the Town Office for the committee to have.

The Board proceeded to review the Campgrounds Worksheet that Ted prepared. The following decisions were made:

- Definition – following discussion, it was decided that the definition (which currently only shows up in the Shoreland Zoning Ordinance) needs to be expanded to cover not only commercial facilities but not-for-profits entities as well.
- Minimum site size (the entire parcel of land) – at least 10 acres
- Density – area for each campsite must be at least 5,000 sq ft except for primitive campsites which shall be at least 10,000 sq ft.
- Maximum number of sites – no more than 50 campsites within a campground
- Minimum setbacks – at least 100' from the centerline of any public road / at least 50' from any property boundary line / at least 100' from any river / at least 25' from any interior roadway within the campground
- Length of stay restrictions – The Board liked the language used by the Town of Tremont but with the following dates: An RV or a site for an RV may not be rented, leased, or occupied for more than two (2) weeks consecutively from Nov 1 through April 30 unless connected to permanent sewage, water, electricity and heat that will meet State and local codes. During this period, renewal of any occupancy in the RV may not occur unless there is at least one week (1) non-occupancy. There is no length of stay restriction between May 1 and October 31.
- Recreational Vehicles – The Campground Committee will work on a proposal to update the Land Use Table showing which type of campground(s), if any, is allowed in each Growth Management District. Board members expressed that they would like to limit the Rural District to wilderness camping only, and perhaps allow all types of campsites (including RV sites) in General Development District (but no other districts). Perhaps glamping sites in the Resort Development District.
- Buffers – must be natural, green buffers. Size? Height? Species? More to come...

With the above in mind, Ted will draft some language for proposed campground definition and land use regulations for the Board to review at its next meeting.

Next Meeting – Wednesday, November 2, 2022

Adjournment Ted moved to adjourn; Bruce seconded. Motion passed with all voting in favor. The meeting adjourned at 7:47 PM.