

**NEWRY PLANNING BOARD**  
**MINUTES OF BOARD MEETING**  
**Wednesday, January 18, 2023**  
**Raymond C. Foster Municipal Building**

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

**Members Present:** Bruce Pierce (Board Vice Chair), Ted Baker (Secretary),

**Members Late:**

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

**Members & Staff Absent:** John (aka Gootsch) Gauthier (Board Chair), Randy Akers (Alternate)

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**Call to Order:** Vice Chair Bruce Pierce called the meeting to order at 6:00 PM.

**Current Attendance/Quorum:** The Vice Chair took attendance and confirmed the presence of a quorum.

**Prior Attendance/Voting Eligibility:** Both members in attendance were at the last meeting and are, therefore, eligible to vote.

**Previous Meeting's Minutes:** The Board reviewed the previous meeting's minutes. **Ted moved to accept the minutes for Wednesday, December 7<sup>th</sup>, 2022, as written. Bruce seconded. There was no discussion, and the motion passed with both members voting in favor.**

**Business-none**

**CEO Reports**

a) **Possible Amendment to an Approved Subdivision coming soon:** Joelle noted that it will probably be at the second meeting in February – a minor amendment on Chase Hill; splitting an existing lot.

**Open Discussion**

a) **Continued UDRO Edits for Campgrounds; Definitions:** Joelle read through the notes that she took at the Campground Committee meeting just prior to tonight's Planning Board meeting. The committee affirmed that they recommend campgrounds only be allowed in the Rural District. She went on to talk about other restrictions/standards that the committee discussed and would like to have in place, such as 1) no permanent structures allows with the exception of a communal shower/kitchen; 2) no motorized vehicles allowed in the rural campground; 3) a time limit of 1 or 2 weeks—perhaps a month; 4) no yurts, lean-tos, or half-cabins with tent dome; 5) summer season only from the Friday prior to Memorial Weekend through Columbus Day weekend; 6) a central dump station would be allowed for dumping black waste (similar to what is now available at Grafton Notch Campground). Joelle noted that the biggest take-away is that the committee wants to keep the Rt 26 viewscape. They spoke of wanting a moratorium and looking into getting this section of Rt 26 labeled as a scenic byway. The committee has been dissolved.

Ted reviewed and explained the document he prepared titled "UDRO Edits for 2023" with "Draft dated 01/17/2023" shown in the footnotes. This document includes Ted's proposed changes to the UDRO, many of which have already been discussed and agreed upon by the Board at previous meetings. During the review, the group suggested the following edits to that document:

- For the proposed Primitive Campsite definition, the group discussed possibly adding language to allow soil-tested privies. Joelle will send Ted the language used in the State's subsurface wastewater rules.
- Under Section 13.AF, item 1 title will be changed from "Application" to "Applicability".
- It was decided that one sentence shown for 1.a. is redundant and will be deleted.
- In 1.c., the word "ordinance" will be changed to "section".

- In 1.d., “Section 24.I” will be corrected to “Section 23.I”.
- Item 1.g. will be moved to the next section, which is currently titled “Regulations”.
- The paragraph labeling for the above section (13.AF.1) will be updated to reflect the removal of 1.a. in this draft.
- The paragraph labeling for the below section (13.AF.2) will be updated to reflect the addition of former 1.g as the new 2.a.
- The title of Section 13.AF.2 will be changed from “Regulations” to “Operating Standards”.
- Within the newly labeled 2.f, “unless the recreational vehicle is connected to a permanent sewage, water, electricity and heat that will meet State and local codes” will be removed.
- In paragraph 3.d.i., “proving” will be corrected to “providing”.

- b) **Bruce spoke further about the ideas of a moratorium and a scenic byway:** The group discussed the Town’s history of working toward having a portion of Rt 26 toward Grafton designated as a scenic byway, and what that designation from the State means in terms of benefits to the Town and/or restrictions to property owners. Joelle offered to find the books from when the scenic byway was proposed in Newry in the past; she’ll scan those books and email them out to the Board. Joelle stated that she’ll contact Maine DOT to get current information on scenic byway designations.

Regarding the proposed moratorium, Joelle would work with the Town attorney and Loretta to draft language for that if the Town wants to move in that direction.

The group discussed looking into possible verbiage for the UDRO to protect viewsheds with buffers and screens.

- c) **Cellular Towers:** A representative from an unidentified cellular tower company has contacted Joelle. Ted pointed out that according to the Land Use Table, cellular towers require Planning Board review. Ted noted that there are no specific performance standards in the UDRO for these tower. Perhaps this is another area that the Board should work on for the next UDRO revision.

**Next Scheduled Meeting** – Wednesday, February 1, 2023 at 6pm

**Adjournment** Ted moved to adjourn; Bruce seconded. Motion passed with all voting in favor. The meeting adjourned at 7:14 PM.