

NEWRY PLANNING BOARD

PUBLIC HEARING

THE VILLAGE AT TIMBERLINE SUBDIVISION—APPLICATION # 25-286

Wednesday, May 7, 2025
Newry Town Office Meeting Room

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

Members Present: Ted Baker (Board Chair), Bruce Pierce (Board Vice Chair), John (aka Gootsch) Gauthier (Board Secretary),

Members Late:

Staff Present:

Members & Staff Absent: Meredith Harrop (Alternate), Rob Kates (Alternate), Joelle Corey (Code Enforcement Officer)

Public Attendees: Charlie Little (abutter), Rick Dunton, John Marotta, Peter Roberts, Carsen Deeds, Brooks Morton

Public Hearing Call to Order: Chairman Ted Baker called the Public Hearing to order at 6:03 PM and proceeded with his opening statements for those in attendance.

The applicant's representative, Rick Dunton, confirmed that all the abutters to this project have been notified of this Public Hearing. The Chair stated that the notice of this Public Hearing was published twice in the local newspapers and posted at the Town Office and at the Newry Post Office.

Rick Dunton of Main-Land Development Consultants Inc. representing Timberline TH, LLC stated that the principals of the LLC are Brian Munro, Kevin Munro, and John Marotta. Rick proceeded to explain the proposed project noting that there are no natural resources on the site, and that it has been highly developed. The proposed residential condominium development would have 3 buildings totaling 11 units with 22 parking spaces outside plus garage space. Rick referred to plan C3.1 as he pointed out the locations of various details of the project including the stormwater management ponds, the outside parking spaces reserved for the developers and those reserved for the previous owner, and the location of a planned privacy fence at the back of the lot to the north.

Brief discussion ensued regarding parking spaces.

Charles Little, an abutter residing in Viking Village, shared the concern of the Viking Village residents regarding the potential impact on their water supply. He also wanted to be sure the applicant was aware of water problems in that area. Mr. Little spoke of his own well's diminished capacity to produce water; however, he confirmed with the Chair that he did not have any evidence regarding the water situation to submit to the Board.

Public Hearing Adjournment: The Public Hearing adjourned at 6:15 PM.