

**NEWRY PLANNING BOARD**  
**MINUTES OF ON-SITE VISIT, APPLICATION 25-286**  
**Wednesday, May 7, 2025**  
**8 Timberline Road, Newry**

**Members Present:** Ted Baker (Board Chair), John (aka Gootsch) Gauthier (Board Secretary)  
**Members Late:** Bruce Pierce (Board Vice Chair)  
**Members Absent:** Meredith Harrop (Alternate), Rob Kates (alternate)  
**Staff Present:** None  
**Staff Absent:** Joelle Corey (CEO), Becky Bean (Recording Secretary)  
**Public Attendees:** Rick Dunton, Brooks Morton, Charlie Little

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This special meeting of the Newry Planning Board was an on-site visit of a proposed major subdivision by Timberline TH, LLC and titled *The Village at Timberline*. The proposed subdivision is under active review by the Planning Board and has been assigned a file number of 25-286.

The on-site visit took place at 8 Timberline Road, Newry Tax Map U03-001-A.

The on-site visit was approved by the Planning Board at its regularly scheduled meeting held on April 2, 2025. Subsequent to the April 2 meeting the applicant notified abutters by certified mail, public notices were published in both the Sun Journal and Bethel Citizen newspapers and posted at both the Newry Town Office and Newry Post Office.

**Business:**

The Chair called the meeting to order at 5:00PM. A quorum was determined to exist with two members of the Board present. The Vice Chair arrived at approximately 5:15PM.

The Board members proceeded to walk the site to orientate themselves. Significant time was spent reviewing the four proposed access way entrances to the subdivision as well as the sites road frontage along Skiway Road. The Board then proceeded to review the proposed building footprints as well the location of the existing well.

There were no motions or votes to record during the special meeting.

The Chair adjourned the on-site visit at 5:40PM.

Minutes prepared by Ted Baker