

Newry Board of Appeals Meeting Agenda

5:00 p.m., July 16, 2025

Town Office, 422 Bear River Road, Newry, ME

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- 1) **Call the Meeting to Order**
 - 2) **Attendance and Determination of Quorum** (3 members required) - David Berry, Richard Nelson and Walter Hoffman Secretary; Recording Amy Henley and Joelle Corey, Code Enforcement Officer
 - 3) **Minutes of Prior meeting:** July 2, 2025
 - 4) **Correspondence Received:** Chairperson lists any Correspondence and Reports received.
 - a) Record of Planning Board May 21, 2025 Decision re: Timberline TH LLC Application
 - i) U.D.R.O. Pre-Application from Timberline TH LLC and Main-Land Development as agent
 - ii) All Planning Board minutes for meetings Timberline TH LLC was on the agenda
 - iii) Main-Land Development Minor Subdivision Application #25/286 "The Village at Timberline"
 - iv) Submission from Main-Land Development
 - v) Correspondence and Submission from April 2, 2025
 - vi) Fire Chief letter, Gorrill Palmer Engineering reports and Revision Submittal
 - vii) Planning Board Findings of Fact and Conclusions of Law
 - viii) Norman Hanson DeTroy brief in support of Appeal
 - b) Copy of version of U.D.R.O. as last amended May 14, 2024.
 - 5) **Business:**
 - a) **Old Business:** None
 - b) **New Business:** The Village at Timberline; PB application number 25/286, 8 Timberline Road, Newry
 - i) Chairperson gives statement of case
 - ii) Jurisdiction, Applicant's Right to Appear before the Board and Timeliness
 - iii) Identification of Interested parties:

iv) Open public hearing

-The Applicant is given the opportunity to present the case without interruption, any questions from the board members and interested parties must go through the Chairperson.

-Interested parties then are given the opportunity to present their case. The Board may call its own witnesses, such as the Code Enforcement Officer.

-The Appellant may ask questions of interested parties and witnesses directly

-All parties may refute or rebut statements made throughout the hearing.

-The Board shall receive comments and questions from all observers and interested citizens.

v) Close the Public Hearing: The Board may move to close the public hearing after all parties have been heard – if more time is needed the Board may move to continue the public hearing to another date, time and place.

vi) Deliberation. The Board may begin its deliberations after the public hearing is closed. The public may be present, but has no right to speak unless asked to do so by the Board.

vii) **Decisions:** Decisions by the Board shall be made not later than 30 days from the date of the final hearing. [see section X of the Newry Board of Appeals Ordinance]

6) **Schedule for next meeting:** _____, 2025

7) **Adjournment**