

NEWRY PLANNING BOARD
MINUTES OF BOARD MEETING
Wednesday, January 7, 2026
Raymond C. Foster Municipal Building

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

Members Present: Edward (Ted) Baker, Board Chair; Heidi Marotta, Board Vice Chair; Cindi Wight, Board Secretary; Meredith Harrop, Alternate; TBD, Alternate

Members Late:

Staff Present: Joelle Corey, Code Enforcement Officer; Becky Bean, Recording Secretary

Members & Staff Absent:

Public Attendees:

Call to Order: Chairman, Ted Baker, called the meeting to order at 8:03 PM and proceeded with his opening statements.

The Chair noted that the Board has been in session for 2 hours with the Public Hearing that ended moments ago.

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

Voting Eligibility: With no recent absences, all full Board members are eligible to vote.

Minutes of Prior Meeting(s): The Board reviewed the previous meeting's minutes. Heidi noted a correction needed in the Comprehensive Plan Review Committee section regarding graphs and charts – to only include a subset. **Cindi moved to accept the minutes with the one correction stated. Heidi seconded. There was no discussion. The motion passed with all voting in favor.**

Correspondence Received:

- a) Letter dated 1/6/2026 from Peter Roberts, P.E. and Engineer for Sunday River Ski Resort, to Joelle Corey, Town of Newry CEO; RE: UDRO 2026 Proposed Updates; dated 1/6/2026 (3 pages); with 11-page attachment – discussed during tonight's Public Hearing.
- b) Email dated 1/1/2026 from Rick Dunton of Main-Land Development Consultants, Inc. to Loretta Powers, Town of Newry Administrator; Subject: UDRO Edits – discussed during tonight's Public Hearing.

Business

A. Applications: - none

B. Other:

- a) Unfinished – A proposal to adopt Rules of Procedure: The Chair tabled discussion on this topic.
- b) Unfinished – UDRO 2026 review and preparation: No one had anything to add following the 2-hour Public Hearing that was held earlier tonight on this topic.
- c) New – A proposal to amend the Planning Board Ordinance: The Board received copies of the Planning Board Ordinance with the proposed amendments. Ted explained the motivation to give the Board the flexibility to have a minimum of 3 and a maximum of 5 members with 1 alternate. Ted is also proposing to combine office of Secretary and Vice Chair as just one person and have only two officers on the Board: The Chair and the Vice Chair/Secretary. Another proposed change is to remove the responsibility of the Planning Board to periodically review and make recommendations for revisions of the Comprehensive Plan to the Select Board. And lastly, Ted proposes changing the term "Board of Selectmen" to "Select Board" throughout the document.

Since the meeting is being broadcast publicly, Heidi took the opportunity to encourage Newry residents to do their civic duty and become a Planning Board member or perhaps serve on one of the Town's committees. If interested, please contact Loretta at the Town Office.

Heidi moved to go forth with the amendment to the Planning Board Ordinance. Cindi seconded the motion, and it passed unanimously.

Reports

- a) Comprehensive Plan Review Committee: Heidi reported that the committee had a really good meeting this past Monday. They were presented with two built-out chapters for Economy and for Historical and Archeological Resources. The committee has crafted a questionnaire for Sunday River, so they can come back with some economic input. The committee is planning to formerly invite SR representatives to come to the next meeting, which is scheduled for Feb 9th at 5pm. Heidi noted that the committee talked a lot about summer vs winter, partnerships that could be established with land trusts, historical preservation of the town and its character and recognizing that Newry has two different bases: 1) the recreational big mountain resort, and 2) the smaller community that has deep historic roots in the Town. Ted requested that the committee take into consideration the Qualified Affordable Housing Developments. Heidi noted other big topics for which the committee would like to pull Sunday River into conversation include transfer station, health, food, recreation, housing, and conservation.
- b) CEO: Joelle reported some erosion issues on one of the subdivisions for which she is the inspecting official. The developer contacted Joelle on December 29th following a recent rain event stating that they plan to fix the issue during the upcoming warm weather.

Open Discussion

- a) Traffic counts – Per the recommendation from AVCOG, there will not be any traffic counts done this winter.

Next Scheduled Meeting – Wednesday, January 21, 2026

Adjournment Heidi moved to adjourn; Cindi seconded. Motion passed with all voting in favor. The meeting adjourned at 8:22 PM.

APPROVED