

Newry Comprehensive Plan Committee

Agenda

Monday May 4, 2026

5pm Town Office

Call to Order

Approval of Meeting Minutes: April 6, 2026

Announcements:

Items for Discussion:

Housing Updates

Choose date for the engagement session

Other Item as needed

Adjourn:

Next meeting: June , 2026

Town of Newry Comprehensive Plan Meeting Minutes
April 6, 2026 @ 5:00pm

Board Member's Present: Mandy Berry, Walter Hoffmann, Brooks Morton, Heidi Marotta,

Board Member's Absent: Jason Ahearn, Robin Gorrell

Staff present: Loretta Powers (Town Administrator), Amy R. Henley (Deputy Clerk, Rec. Sec.)

Others present: Erica Bufkins, AVCOG, Ethan Vincent, AVCOG

Approval of Minutes:

Retta made a motion to approve the meeting minutes from March 9, 2026. Heidi 2nd the motion; 5 in favor with Mandy abstaining as she was not present last meeting.

Announcements: None

Items for Discussion:

Ethan Vincent from AVCOG reviewed a slideshow with data from Zartico which is a data analysis program. It included visitor, traffic and spending information. The numbers are not perfect but there is value in it. He will forward it to the Committee.

The Economy summary was reviewed and discussed with a few changes recommended. The economy runs on visitors and is dependent on tourism as it mostly service based industries in the town. Ways to boost tourism in the other 3 seasons were discussed.

Discussion was had regarding climate impacting the winter season. This will be included in the natural resources chapter.

The Housing chapter was discussed as numbers did not seem accurate. Erica will follow up with Joelle for more accurate information regarding homes built.

Erica will work on breaking down the rental market information differently as far as long and short term. Some graphs and information is required by the State to be in the Comp Plan.

Mandy made a motion to adjourn the meeting at 6:21pm. Heidi 2nd the motion; unanimous vote.

Next Meeting:

May 4, 2026, 5:00 pm at the Town Office.

Refer to audio recording for verbatim discussion of meeting.

From: Erica Bufkins <EBufkins@avcog.org>
Sent: Tuesday, April 28, 2026 1:08 PM
To: administrator@newrymaine.org
Subject: RE: Newry Comp

Hi!!!

I've been working through the Housing chapter and am planning to give Joelle a call later this week to get her opinions on what I have put together thus far!

Another thing I want to do is nail down a date for the engagement session so that we start to plan for how we will run the meeting. Do you have any preference? I was thinking something like July or August so that you can have town meeting without having to rush right into something else, but I am game for whatever works best for you. Ethan is currently working on the Recreation chapter, and we plan to have that ready for the committee to review in June. 😊

Ethan and I have been doing some brainstorming on the engagement session, but I'd love to get the committees take on what they feel is most important and what materials they would like to include for this first session. My thought was to use economy, housing, population, and recreation as the topic areas for discussion, and that we can have posterboards with a question for each topic area where attendees can leave comments on post-its. My hope is that we can use the information we receive at the engagement session, in collaboration with the public survey feedback, to bring together a "vision statement" for the comp plan.

The Chapters we have remaining once we finish housing are:

- Recreation (in progress by Ethan, will review at June meeting)
- Natural Resources (maps from IF&W were shared with committee, in progress by Erica)
- Water Resources
- Agriculture and Forestry
- Transportation
- Public Facilities & Services (I'm hoping to sit down with you and Amy for this one)
- Fiscal Capacity & Capital Investment Plan (same for this section, coordinate with staff)
- Existing Land Use
- Future Land Use (our second engagement session will surround this topic, thinking late fall)
- Regional Coordination Program (hoping to bring this together with the regional group)

I'll make sure I send over Housing updates by the end of the day on Thursday so everyone has a chance to take a look! I'm going to keep on updating the chapters regardless of when we plan the engagement session so that we can keep this thing moving!

Best,

Erica Bufkins

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