

NEWRY PLANNING BOARD
MINUTES OF BOARD MEETING
Wednesday, June 3, 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: Becky Bean, Recording Secretary

Members & Staff Absent: Joelle Corey, Code Enforcement Officer

Public Attendees: Peter Roberts & Brian Moore

Call to Order: Chairman, Ted Baker, called the meeting to order at 6:00 PM and proceeded with his opening statements.

Current 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. The Chair confirmed with Meredith that, as was the case at the last meeting, she will once again recuse herself from the review of the Barker Mountain Pumphouse Replacement application.

Minutes of Prior Meeting(s): The Board reviewed the May 20th meeting minutes. **Cindi moved to approve the minutes of the May 20th Planning Board meeting as written. Ted seconded. With no discussion, the motion passed with all voting in favor.**

Correspondence Received: - none

For the record, Ted noted that there is a change to the agenda for tonight's meeting adding the review/approval of the Locke Summit Estates Findings of Fact & Conclusions of Law. With no opposition from Board members, the topic was added to the agenda.

Business

A. Applications:

- a) **UNFINISHED – Locke Summit Estates – Request for Permit Extension; Application 16-223 – Review/Approve Findings of Fact/Conclusions of Law:** The Board reviewed the Findings of Fact for Application 16-223. **With no discussion, Cindi moved to approve the Findings of Fact/Conclusions of Law for Application 16-223 Request for Permit Extension; Ted seconded. The motion passed unanimously with no discussion.**

Ted proceeded to sign two copies of the above document with Heidi witnessing his signature. One copy will be sent to the applicant, and the second will be kept on file at the Town Office.

- b) **UNFINISHED – Sunday River Skiway Corp; Barker Mountain Pumphouse Replacement Application 26-291; Sign Final Plan** – Peter distributed a revised narrative for Form 10.2 dated 6/3/2026. The narrative was revised as discussed at the Board's May 20th meeting requesting that Peter edit item 21 and remove any mention of the Town paying tipping fees.

Peter noted that the Condition of Approval was added to the final plan, and the Board proceeded to sign the plans.

The Findings of Fact for this application will be ready for the Board's review and approval at its next meeting.

The two guests have departed from the meeting as of 6:17pm.

B. Other:

- a) Unfinished - Proposal to adopt Rules of Procedure; Approve final draft: **Ted moved that the Board approve the Rules of Procedure as drafted. Heidi seconded. Ted summarized the most recent revisions, and the motion passed unanimously.**

Ted will draft a memorandum to be sent to the Select Board asking for 1) legal review and 2) the Select Board's approval following legal review. The reason this document needs the Select Board's approval is because it details staff responsibilities for people that the Planning Board does not supervise (i.e. Becky & Joelle).

Reports

- a) Comprehensive Plan Review Committee: The Committee will meet on Monday, June 15, at 5pm at the Town Office to review the presentation for the upcoming Public Engagement Session, which is scheduled for Tuesday, June 23, at 6pm at the Grange Hall. Heidi noted that postcards will be mailed soon to Town residents informing them of the Public Engagement Session.
- b) CEO: no update

Open Discussion

- a) Ted noted that the irrevocable letter of credit for Locke Summit Estates is finally put to rest and approved.
- b) Meredith confirmed that she will reach out to Loretta to let her know that she plans to continue to serve as an Alternate on the Planning Board.

Ted noted that Heidi's term is up at the end of June and to please reach out to Loretta.

Ted noted that the 1st of July will be the Board's annual election of officers.

- c) Regarding the required turnout on the Sunday River Road at the entrance of Locke Summit Estates, Ted explained it is Bethel's responsibility to follow up on that requirement since that area is in the Town of Bethel. Joelle enforces compliance with any requirements on the Newry side of the project. Ted talked about the two required 60K-gallon cisterns and what the design of those cisterns may look like since the area is mostly ledge.
- d) AVCOG and the Maine Office of Community Affairs (MOCA) are holding an informational event for the recently approved LDs at the Paris Fire Station on the 24th of June at 5pm.

Next Scheduled Meeting – Wednesday, July 1, 2026. With no new business for the June 17th meeting, that Board meeting was cancelled.

Adjournment Heidi moved to adjourn; Cindi seconded. Motion passed with all voting in favor. The meeting adjourned at 6:25 PM.