

NEWRY PLANNING BOARD
MINUTES OF BOARD MEETING
Wednesday, July 1, 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; (vacant), Alternate;

Members Late:

Staff Present: Becky Bean, Recording Secretary

Members & Staff Absent: Brian Moore, Alternate; Joelle Corey, Code Enforcement Officer;

Public Attendees: None

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. The chair noted that Meredith Harrop has chosen not to continue her service on the Planning Board; her seat is now vacant. Brian Moore has been appointed as an Alternate on the Board; however, he was not in attendance tonight. The CEO is also absent.

Voting Eligibility: With no recent absences, all full Board members are eligible to vote. Prior to the start of tonight's meeting, Heidi was sworn in as a repeat Planning Board member. She had filled an open seat midterm this past year, and she is now beginning a three-year term. Ted noted that his term is up next year, and Cindi has two years remaining on her term. Alternates serve one-year terms. Ted added that he keeps a record of attendance, which he submits to the Town Administrator at the end of the year (in June), which is used to calculate stipends.

Election of Officers: The Chair noted that officers serve a one-year term. **Cindi nominated Ted Baker as Chair, and Heidi seconded. Ted accepted the nomination, and both Heidi and Cindi voted in favor.** Ted will continue as Chair for the upcoming year.

Ted nominated Heidi to continue as vice chair; Cindi seconded, and Heidi accepted the nomination. Both Ted and Cindi voted in favor, and Heidi will continue as Vice Chair for another year.

Ted nominated Cindi as Secretary; Heidi seconded. Cindi accepted the nomination, and Ted and Heidi voted in favor. Cindi will continue serving as Secretary another year.

The Board has a slate of officers for the 2026-2027 year as noted above.

Minutes of Prior Meeting(s): The Board reviewed the previous meeting's minutes. **Cindi moved to approve the minutes for June 3, 2026, as written. Ted seconded. With no discussion, the motion passed with all voting in favor.**

Correspondence Received:

- a) Letter from the CEO to Ms. Mandy Berry, dated June 15, 2026, RE: Doggie Daycare Home Occupation at 119 Bear River Road, Tax Map R11-003. Ted read the correspondence aloud for the record. For background, Ted noted that Mandy had submitted a Pre-Application for Planning Board review. In summary, the letter states that Mandy does not need Newry Planning Board approval for her home occupation.

Business

A. Applications:

- a) **UNFINISHED – Sunday River Skiway Corp; Barker Mountain Pump House Replacement Application 26-291; Review & Approve Findings of Fact/Conclusions of Law:** The Board reviewed the Findings of Fact and Conclusions of Law. Following review, **Cindi moved to approve the Findings of Fact and Conclusions of Law for the Barker Pump House Application # 26-291. Heidi seconded. With no discussion, the motion passed unanimously.** The Chair proceeded to sign two copies of the document with Heidi witnessing Ted's signature. One copy will be placed in the Town's files, and the other will be sent to the applicant.

B. Other Business:

- a) **UNFINISHED – Proposed Rules of Procedures:** This document is still with the attorney for review. Therefore, this topic was tabled until the Board's next meeting.

Reports

- a) **Comprehensive Plan Review Committee:** Heidi reported that it was a great meeting. Members from Bethel's Comprehensive Plan Committee attended Newry committee's latest meeting. The Newry committee highly recommended that Bethel utilize the services of Erica Bufkin of AVCOG during their process.

Heidi noted that the Newry committee will be meeting next on July 13th. The first section of the document is virtually complete. The committee is preparing the content for the second section and will hold another Public Engagement Session when that is ready. The goal is to have a final draft this fall for review and then have the document ready before Town Meeting May 2027.

Later in the meeting, discussion ensued regarding the Comprehensive Plan Committee's mission statement not acknowledging the existence of the resort. It should acknowledge and work with fact that the Town includes that major resort.

- b) **Quarterly Escrow Statement:** The Town Administrator left prior to the start of tonight's meeting. Ted will try to have this statement available for review at the Board's next meeting.
- c) **CEO:** No report was submitted to Ted. Ted noted that Joelle has been on vacation recently.

Open Discussion

- a) Ted reported that Erica Bufkin has committed to do training with the Planning Board on August 5th. After discussing the topic with the Board, it was decided that Ted would schedule a special meeting for this training at 5pm that evening with the regular Planning Board meeting to follow at 6pm.
- b) The turnout on Sunday River Road for Locke Summit Estates has been paved.
- c) Cindi & Ted spoke about the meeting in South Paris regarding LD2173 on Housing Density, which was approved and will become law next year. Ted noted that he will try to get the pdf version of the presentation and will distribute it to Board members. Ted stated that he sent an email to Retta letting her know that there is a \$10k grant available to help towns with the cost of updating their ordinances. Ted spoke of having groups such as the Select Board and the Comprehensive Plan Committee become more familiar with the UDRO, especially in terms of the 4 districts and what's allowed in each district. It was noted that 94% of the houses in Newry are second homes and the need for employee housing and senior housing.
- d) The group discussed making time at a future meeting to look at revisions to the application considering the new UDRO and the updated Comprehensive Plan and look at revisions to the application tracking sheet(s).

Next Scheduled Meeting – Wednesday, August 5, 2026 – With no new business on the horizon, the July 15th meeting was cancelled. The August 5th meeting will begin as a special meeting for training at 5pm and then be followed by the Board's regular meeting at 6pm. Ted will check with Retta to see if the Board of Appeals should attend the training.

Adjournment Heidi moved to adjourn; Cindi seconded. Motion passed with all voting in favor. The meeting adjourned at 6:37 PM.