

NEWRY PLANNING BOARD
MINUTES OF BOARD MEETING
Wednesday, August 5, 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; Brian Moore, Alternate; (vacant), Alternate

Staff Present: Becky Bean, Recording Secretary

Members & Staff Absent: Joelle Corey, Code Enforcement Officer

Public Attendees: Erica Bufkins of AVCOG

Call to Order: Chairman, Ted Baker, called the meeting to order at 6:04 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.

Minutes of Prior Meeting(s): The Board reviewed the July 1st meeting's minutes. **Heidi moved to accept the minutes of the Wednesday, July 1st, Newry Planning Board meeting as written. Cindi seconded. With no discussion, the motion passed with all voting in favor.**

Correspondence Received: - none

Business

A. Applications: - There are no new or unfinished applications currently before the Board.

The Chair adjusted the agenda to accommodate review and discussion regarding Newry's Vision Statement for the Comprehensive Plan while Erica Bufkins was still present at the meeting.

- a) **Comprehensive Plan Review Committee:** Erica presented Newry's Vision Statement for the Comprehensive Plan draft 2 (as quoted below), which includes language suggested by Heidi, and discussion ensued.

"To preserve Newry's rural and scenic character by supporting small, locally oriented businesses, protecting ecosystems and viewsheds, and guiding growth in a way that supports a vibrant, sustainable year-round community while balancing commercial recreation."

The consensus of the Board was that this current draft is nice and concise.

Erica noted that the most recent chapter she has worked on for the Town's Plan is Agriculture and Forestry, which is a relatively short chapter that she will share with the committee tomorrow. The next two bigger upcoming chapters deal with Water Resources and Natural Resources, and then she will work on Future Land Use Plan, which she expects will involve another Engagement Session.

The next committee meeting is scheduled for Monday, August 10th, at 5pm in the Town Office Meeting room. Heidi reminded folks that these meetings are open to the public.

B. Other:

- a) Unfinished – Proposed Rules of Procedure – review comments made by the Town’s attorney and the Select Board: Ted reported that document was returned from the attorney and discussed at the last Select Board meeting. To facilitate the completion of this document, Ted suggested removing any reference to Town staff responsibilities, which would require the document to go before the Select Board for approval.

The draft in front of the Board at tonight’s meeting shows those references in Section 2 crossed out. It also includes a paragraph added above the Table of Contents that clarifies that this document is meant to be a one-stop reference to all who read it (Board members, applicants, and the general public). As noted in a recent MMA training that she attended, Cindi warned about citing something in detail that would need to be updated if the verbiage in the cited document were to get revised. Discussion ensued and Ted emphasized the importance of having a handy reference for the Board to use without searching through other reference materials.

Ted spoke about additional revisions made per the attorney’s recommendation. It was noted that the words “and Town Staff” should be deleted from item 2 in the Table of Contents.

The Board agreed with the recommended revisions noted above and within the current draft document. Ted will prepare a final document, which will be distributed to the Board to vote on at its next meeting.

Reports

- b) Town Administrator – quarterly escrow statement: No statement was provided for this meeting.
- c) CEO: CEO is not present and no report was provided for this meeting.

Open Discussion

- a) Ted noted that Locke Summit Estates is expected to be on the Sept 2nd agenda with an amendment to their application.
- b) Cindi spoke about her MMA training in Bangor and the value of attending in-person training vs watching via Zoom.
- c) Ted noted that at the next meeting, he would like to request that other Board members come forth with a path forward for the Planning Board – clarifying that as a team, each Board member has an opportunity to express their opinions regarding the direction of the Board. During discussion, Board members (and the Recording Secretary) noted their appreciation for Ted’s thoroughness, attention to detail, and the work that he puts in for the Board – and for the Town.

Next Scheduled Meeting – Wednesday, September 2, 2026. With no agenda items, the August 19th meeting was cancelled.

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