

Newry Planning Board - Meeting Agenda

October 7, 2026 – 6:00 p.m.

Town Office • 422 Bear River Road • Newry, ME

1. **Attendance & Quorum** (2 members required) - Edward “Ted” Baker; Chair; Heidi Marotta, Vice Chair; Cindi Wight, Secretary; Brian Moore, Alternate; Vacant, Alternate.

Becky Bean, Recording Secretary; Joelle Corey, Code Enforcement Officer

2. **Review - Voting eligibility**

NOTE: Any member absent from a meeting must have listened to the recording and reviewed the distributed documentation before voting on any topics discussed at the missed meeting.

3. **Minutes - Prior Meetings**

Regular Meeting – September 2, 2026

4. **Election of Officers**

- A. Sign Rules of Procedure approved on Sept. 2, 2026
- B. Nomination/Election of a chair and vice chair/secretary

5. **Correspondence Received / Sent**

- A. Email Response from Bethel CEO, Courtney McPherson; dated 9/1/2026; RE: Locke Summit Estates-Newry Planning Board. Note – this email was distributed to the Board at the 9/2/26 meeting but not orally acknowledged by the chair.
- B. Email from Newry CEO, Joelle Corey, to Newry PB Chair; dated 8/25/2026; RE: Cisterns vs Sprinklers Locke Summit. Note – this email was distributed to the Board at the 9/2/26 meeting but not orally acknowledged by the chair.
- C. Letter from Newry Planning Board Chair, to Peter Roberts of Main-Land Development Consultants Inc.; dated 9/03/2026; RE: Application 26-292 – Locke Summit Estates Subdivision, Determination of Incompleteness (2 page).
- D. Email from Brandon Mazer (Perkins Thompson) to Newry Town Administrator, dated 9/7/2026; RE: Application 26-292 - Legal Question on Jurisdiction
- E. Email from Peter Roberts (Main-Land Development Consultants Inc) to Joelle Jodrey (Newry CEO); dated 9/25/2026; RE: 24-224 Locke Summit Planning Board Response

6. **Business**

- A. **Applications**

Unfinished – 26-292, Amendment to Locke Summit Estates Subdivision, MALRY, LLC applicant; continue review for determination of completeness.

B. Other

New – Digital submission standards for applications. Review and discuss.

7. Reports

- A. Comprehensive Plan Review Committee
- B. Town Administrator – quarterly escrow statement
- C. Code Enforcement Officer

8. Open Discussion

9. Schedule next meeting - October 21, 2026

10. Adjournment