Jay Planning Board

# Sept. 14, 2021

**Board:**  Chair Barbara Cook, Dennis Stevens, Delance White, Brandon Hobbs, Mike Fournier, Susan Theberge, and Mike Hobbs

**Guests:** Toby Kachnovich, Kachnovich Land Surveying, Inc

**Staff:** Ronda Palmer, Code Officer

The meeting was called to order at 6:00 PM

**Introduction of New Member**

Brandon Hobbs was introduced as a new member to the Board

**Election of Officers**

Delance White announced that after 34 years of serving on the Board that he would resign after this meeting. The Board expressed regret to see him leave.

M/M/S Barbara Cook as Chair: Delance White – Sue Theberge.

M/M/S cease nomination. Mike Hobbs – Dennis Stevens. Nomination ceased. All in favor for Chair.

M/M/S Mike Fournier as Vice-Chair: Mike Hobbs – Dennis Stevens.

M/M/S cease nomination. Mike Hobbs – Dennis Stevens. Nomination ceased. All in favor for Vice-Chair.

M/M/S Sue Theberge as Secretary: Barbara Cook – Mike Hobbs.

M/M/S cease nomination. Mike Hobbs – Dennis Stevens. Nomination ceased. All in favor for Vice-Chair.

**Minutes – August 17, 2021**

Mike Fournier made a motion to accept the minutes of the August 17, 2021 meeting as written. Dennis Stevens seconded the motion and it passed unanimously.

**Subdivision Amendment – Raymond**

Toby Kachnovich stated that he had amended the map at the recommendation of the Code Officer because an abutter had called and was worried that more dwelling units would be added. It was recommended that if the plan showed what was on the property now the Town could better track new development.

Ronda also brought to the Board attention that on section 5-401 a 3 c. requires a minimum of 150 feet road frontage per lot and lot 2A does not have road frontage. It does have 50 feet on Raymond’s Way according to the plan. If this were a new subdivision a Road association would need to be formed.

The Board decided to waive the 150 feet of road frontage because this is an old subdivision. This subdivision also did not have one dwelling unit per lot on the plan, although they will need to still have to only add dwelling units every five years.

Toby stated that at the present time there are two trailers and home on lot 2 and they intend to get rid of the two trailers.

The Board determined that the Final Plan had all the required markings.

It was noted that the Standard Conditions on the permit had some differences that are bolded in the permit because they do not apply to the conditions that are now required for a subdivision.

The Board proceeds to section 5-401 General Design Guidelines.

1. Public Water & Sewer – Public

2. Buffer Strip – NA existing subdivision

3. Lots – was discussed above

4. Stormwater – management - existing subdivision

4. Erosion & Sedimentation Control – existing subdivision

6. Streets & Roads: Private Roads States all roads shall remain private, to be maintained t\by the developer or the lot owners and shall not be accepted or maintained by the Town of Jay until they meet the provisions of the Town Way Ordinance and are accepted by an affirmative vote at at a Town Meeting. On the plan it states Roads and Public open spaces shown of the final plan may only be accepted by a vote of the Town of Jay. The Board felt this was adequate. That the Town would have to vote to accept the road.

7. Groundwater Protection – existing subdivision

8. Phosphorus export – NA

9. Protection of significant Wildlife Habitat – NA

Motion was made by Mike Hobbs and seconded by Mike Fournier to approve Jay Subdivision Permits SP 21-01 for amendment of Lot 2 on the Division of lots by David W. & Larnie J. Smith. Motion carried.

**Set next meeting date**

The next meeting will be held on December 14th unless an application is presented beforehand.