

Jay Planning Board June 13, 2023

Board: Chair Barbara Cook, Brandon Hobbs, Mike Fournier, Susan Theberge, and Mike Hobbs

Guests: Erica Bufkins, AVCOG; Ted Libby

Staff: Ronda Palmer, Code Officer

The meeting was called to order at 6:00 PM

Introduction of Member

Members of the Board introduced themselves.

Election of Officers

The Board agreed to table this until the September meeting.

Minutes – Sept. 14, 2021

Mike Fournier made a motion to accept the minutes of the Sept. 14, 2021 meeting as written. Sue Theberge seconded the motion and it passed unanimously.

Floodplain Permit - Libby

Ted Libby was present. He is requesting a Floodplain permit at 246 Intervale Road to put an aluminum staircase down to the River with a 3 x 3 foot platform. He stated he is purchasing it from Northern Dock, and it will be removed in the fall or in severe weather events. The Planning Board went through the worksheet.

Motion was made by Mike Fournier and seconded by Sue Therberge to consider Development Standards A:1, 2 & 3 as a whole and determined that the application meets these standards. Motion carried.

All other criteria was not applicable.

Motion was made by Sue Theberge and seconded by Mike Fournier that the application for a Floodplain permit for Theodore Libby at 246 Intervale Road is complete. Motion carried.

Motion was made by Mike Fournier and seconded by Sue Theberge to accept the draft Flood Plain permit as presented. Motion carried. Barbara Cook and Ted Libby each signed the permit.

LD 2003 – update from Erca Bufkins AVCOG

Erica Bufins was here to discuss LD 2003. Last year the Legislature enacted this LD which requires municipalities amend ordinances to allow the following three items:

- Allow for additional density for affordable housing developments.
- Allow between two and four houses where housing is permitted
- Allow accessory dwelling units to be located on the same lot as a single family home.

Originally this law was to take effect July 1, 2023 but the Legislature recently allowed for a delay for municipalities with Town Meetings to be compliant by July 1, 2024.

The Board agreed to start working on reviewing LD 2003 at the September meeting, so that revisions can be made to be voted on at the April, 2024 meeting. The Maine Department of

Economic and Community Development will hopefully have new guidance on the amendment passed during the current legislative session by then.

Motion was made by Mike Fournier and seconded by Brandon Hobbs to adjourn at 7:00 PM

The Board set the next meeting date for Tuesday, September 12th at 6:00 PM.