

Jay Planning Board Sept. 12, 2023

Board: Chair Barbara Cook, Vice Chair Mike Fournier, Susan Theberge, Brandon Hobbs, Daniel Ryder, Jamie Carden-Leventhal, and CJ Jerry.

Guests: Erica Bufkins, AVCOG

Staff: Ronda Palmer, Code Officer

The meeting was called to order at 6:00 PM

Introduction of members:

Election of Officers

M/M/S Barbara Cook as Chair: Mike Fournier – Sue Theberge. Motion carried.

M/M/S Mike Fournier as Vice-Chair: Sue Theberge – Jamie Carden-Leventhal. Motion carried.

M/M/S Sue Theberge as Secretary: Mike Fournier – Brandon Hobbs. Motion carried.

Minutes – July 18, 2023

Sue Theberge made a motion to accept the minutes of the July 18th meeting as written. CJ Jerry seconded the motion and it passed unanimously.

LD-2003

Erica Bufkins, AVCOG, was present to discuss LD 2003. She has taken the Subdivision Ordinance and redlined it to be compliant with LD 2003 which pertains to Accessory Dwelling Units and Affordable Housing.

Erica stated that within the Shoreland Zone all setbacks and lot area requirements are still required.

To add an ADU the applicant would need to provide portable water and proof that the septic system can adequately support the ADU.

The Board reviewed the ADU definition. The State requires a minimum of 190 square feet. The Board had some discussion on what they felt would be adequate maximums and minimums.

Motion was made by CJ Jerry and seconded by Sue Theberge to add require an ADU to be a minimum of 250 s/f; maximum of 1000 s/f and be no more than 2 stories in height. Jamie Carden-Leventhal opposed. Motion carried.

Affordable Housing is only allowed where there is public water and sewer and full within certain guidelines to rental guidelines defined by the USDA.

Under Lots section 5-401 3 a. It states the minimum lot size is 40,000 SF except for Multiple Unit Housing, for which the minimum lot size is 20,000 sf per dwelling unit. It was brought up

as a multi-family unit is 2 or more families. Should this be made to 3 units because an ADU would now become a Multi family unit.

Road frontage requirements were also brought up. How is adding an ADU going to affect E911 addresses.

It was then mentioned if ADU is in the subdivision ordinance does this require the Town of now issue a subdivision permit or a permit of some sort. Perhaps a separate ordinance should be written for ADU's because they will need portable water and sewer.

After much discussion it was decided to have a workshop to review LD 2003 and discuss how it should be implemented. The Board agreed to meet on Sept. 26th at 6:00 PM.

Comp Plan – Timeline

The Board decided to table this item until the next meeting.

Next Meeting Date

October 17th at 6:00 PM

Planning Board Workshop

Barbara, Jamie and Ronda will attend the Planning Board workshop to be held on Oct. 12th.

Motion was made by Mike Fournier and seconded by Brandon Hobbs to adjourn at 7:45 PM