

Jay Planning Board October 17, 2023

Board: Chair Barbara Cook, Vice Chair Mike Fournier, Jaime Carden-Leventhal, and Dennis Stevens.

Guests: Toby Kachnovich, Kachnovich Land Surveying Inc.

Staff: Ronda Palmer, Code Officer

The meeting was called to order at 6:00 PM

Minutes – Sept. 12, 2023

Mike made a motion to accept the minutes of the Sept. 12th meeting as written. Jamie seconded the motion and it passed unanimously.

Subdivision Raymond Ouellette Development

Toby Kachnovich was present on behalf of Patricia Ouellette to submit a subdivision amendment of the Raymond Ouellette Development. The amendment is to move a lot line on Map 4 Lot 115. Lot B would go from 2.15 acres to 10.41 acres, this would in turn reduce Lot A from 24 acres to a 15.80 acre lot. The lots are both owned by Patricia Ouellette. Her home sits on lot B and she wants more land to go with the home.

The Board began reviewing the application for completeness in accordance with section 5-302. The address was incorrect on the application, it should be 418 Franklin Road.

8 -Abutters - Motion was made by Mike and seconded by Dennis to only send abutter letters to direct abutters of Map 4 Lot 115. Motion carried. Abutter letters will be sent and if a public hearing is requested it will be held at the next regularly scheduled Board meeting.

#13 Sewage Disposal - It was mentioned that a test pit was done in 1996 when the lot was originally split. On the preliminary plan #4 states “No structure disposing of subsurface waste disposal may be located on lot 3A without further application and further approval from the Jay Planning Board.” Toby stated that that was put on the plan in error, and it would be removed on the final plan.

#17 Financial capability - Motion was made by Mike and seconded by Jamie to waive the statement of applicant’s financial capability. It is a small project and not needed. Motion carried.

#19 DOT Permit - There is already an existing driveway and Toby stated that DOT normally recognizes existing driveways on State roads.

#22 & 23 were not applicable

#24 Motion was made by Mike and seconded by Jamie to waive all items listed on item 24 of the application. Motion carried. Utility poles were not on this plan but will be on final plan.

Motion was made by Dennis and Seconded by Mike that the application was complete. A receipt was issued.

The fee charged of \$105.67 was paid by Kachnovich Land Surveying based on \$100.00 fee according to 5-301 3a. \$50.00 per lot and 9 abutter letters, a receipt was issued to Kachnovich Land Surveying for \$105.67.

The Board decided to proceed with the application.

They reviewed the preliminary plan in accordance with Sec. 5 – 305. It was noted that the final plan will show utility poles and #4 as mentioned above will be removed.

Motion was made by Jamie and seconded by Mike to accept the preliminary plan. Motion carried.

The Board decided not to do a site visit where it is only a change of a lot line.

The Board found some technical changes that should be made to the Ordinance. It is likely that an amended ordinance will be going before the voters at the next Annual Town meeting because of LD 2003. At that time, the following changes should also be addressed.

- Review how abutters are notified of a lot line change.
- Review how agent is authorized – is signing of the application enough?
- Fee for amendments
- Take out myla requirement (use what registry requires)

LD 2003 - update

The Board took no action. The Board's attorney will be providing draft ordinances to incorporate updates for the next meeting.

Next Meeting Date

November 14th at 6:00 PM

Motion was made by Jamie and seconded by Dennis to adjourn at 7:25 PM

Jamie, Barbara, Ronda and Dennis will be attending AVCOG's Planning Day on November 8th.