

Jay Planning Board

Sept. 17, 2024

Board: Chair Barbara Cook, Vice Chair Mike Fournier, Jaime Carden-Leventhal, Brandon Hobbs, Dan Ryder and Ben Lower

Guests: Lisa Gilbreath, Pierce Atwood; Gerry Mirabile, NECEC Manager; Sam Rice, Burns and McDonald; Caleb Gauvin and David Chabot

Staff: Ronda Palmer, Code Officer

The meeting was called to order at 6:00 PM

Introductions

The Committee member and representatives on behalf of the NECEC introduced themselves.

Election of Officers

M/M/S Barbara Cook as Chair: Mike Fournier – Jamie Carden-Leventhal. Motion carried.

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

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

Minutes – July 9, 2024

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

SZ Permit – reapplication NECEC

The NECEC on August 29th submitted a reapplication for a Shoreland Zoning Permit that was originally issued on May 18, 2021 and given an extension on July 18, 2023. The current permit expires on November 9, 2024 and the project which will construct a transmission line from the Canadian border to the New England grid. A portion of which is located in the Town of Jay in the Resource Protection, Limited Residential and Stream Protection district of the Town's Shoreland Zone and is considered an Essential Service.

Representatives of the NECEC were present to discuss the project. They stated some temporary access roads were changed but approval was given by Third Party Inspectors that are paid for by the Project but work for DEP. In some cases, DEP approval was needed and if it impacted wetland approval was also needed from the Army Corp of Engineers.

A total of 43 poles will be installed in the Town of Jay, 5 of which are in the Shoreland Zone.

The Board did not review each specific criterion because it was a re-application (basically an extension of the original application). The Board did feel the application was complete and questions from the Board were asked. Ben requested that they provide the Town with the type of herbicide they use.

Motion was made by Mike and seconded by Brandon to approve the Shoreland Permit 24-02 for NECEC Transmission, LLC. Motion carried.

It was recently brought to the Town attention that Subdivision permit SP 23-01 had an error on it. The 10.41 acre lot was the lot that included the home and garage or the original Permit it stated the home and garage were on the 15.8 acre lot.

Motion was made by Jamie and seconded by Mike to approve the correction to SP 23-01. Motion carried. The correction will be recorded in the Registry and refers to the original which was recorded in Book 4599 Page 278.

Next Meeting Date

Godfrey Forest OSB has applied for a Shoreland Zoning permit. They were unable to make this meeting and requested to be put on the October agenda. The Shoreland Zone Ordinance states that the Planning Board must act within 35 days as to whether the application is complete or incomplete, which if the meeting was held on October 8th would be beyond the 35 days. They agreed to submit a written request to waive the time or the Board could meet on October 1st.

The Board decided to hold the meeting on October 1st.

Motion was made by Dan and seconded by Brandon to adjourn at 6:40 PM.