

Jay Planning Board

October 8, 2024

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

Guests: Bob Berry, Tanner Binette, Rick Dunton, Emily Hastings; Main-Land Development; John Godfrey, Godfrey Forest Products, Donna Perry, Sun Journal, Jeff and Joel Gilbert

Staff: Ronda Palmer, Code Officer

The meeting was called to order at 6:00 PM

Introductions

The Committee members and guests introduced themselves.

Minutes – Sept. 17, 2024

Mike made a motion to accept the minutes of the Sept. 17th meeting as written. Jamie seconded the motion and it passed unanimously.

SZ Permit – OSB Mill

Bob Berry, owner of Main-Land Development, gave an overview of the project which entails a new OSB mill on the former mill property in Riley. The property encompasses 67 acres which is now owned by JGT2. John Godfrey plans to purchase the southern portion of the property to include an easement to Alden Hill Road. Plans include rebuilding Alden Hill Road. This will be the access for logs to be delivered; the train rails will also be extended for easy access to load products. A connector drive will be in the Shoreland Zone.

John Godfrey gave an overview of what an OSB plant is. The company is making a product that mimics plywood. The product can be made out of little trees unlike plywood and can be made from white and red pine which is plentiful in Maine.

An Air Emissions Permit and a Site Location and Development Act permit (SLODA) through DEP are necessary for this project. They were submitted in June and hope to have them early next year. Mr. Godfrey is hoping to start building in the spring of 2025 and be up and running in the Spring of 2026 but there could be delays.

Bob Berry, went over the Shoreland Zoning permit application. The application proposes a new OSB mill to cover 14.2 acres of which 380 square feet of the building, and 3.9 acres of the site will be within the Shoreland Zone. Two entrances will be in the Shoreland Zone along with a piece of the rail. The building will be 30 feet above base flood elevation.

The application does include a floodplain application, but it was not needed. Impervious surface went from 65% to 15% because parking will not be needed.

The Planning Board went through the worksheet for criteria and a draft permit and found the following

A. Minimum Lot Standards: Yes, will change the finding on the draft permit to: The proposed redevelopment for a new OSB mill to cover 14.2 acres of which 380 square feet of the building and 3.9 acres which is located within the General Development District of the Town of Jay's Shoreland Zone.

B. Principal and Accessory Structures: Yes in agreement with Findings on Draft Permit

C. Pier, Docks, Wharfs Bridges etc: NA

D. Campgrounds: NA

E. Individual Private Campsites: NA

F. Commercial & Industrial Uses: Yes in agreement with Findings on Draft Permit

G. Parking Areas: NA none in Shoreland Zone

H. Roads & Driveways: Yes, in agreement with Findings on Draft Permit. Bob also confirmed it was over 100 feet horizontal distance from normal high-water line.

I. Signs: NA

J. Storm Water Runoff: Yes in agreement with Findings on Draft Permit

K. Septic Waste Disposal. Yes in agreement with Findings on Draft Permit. It all goes to WWTF no septic disposal on site.

L. Essential Services:

M. Mineral Exploration & Extraction: NA

N. Agriculture: NA

O. Timber Harvesting: NA

P. Clearing of Vegetation: NA

Q. Hazard, Storm Damaged & Dead Tree Removal: NA

R. Exemption to Clearing & Vegetation Removal: NA

S. Revegetation Requirements.: NA

T. Erosion & Sedimentation Control: Yes in agreement with Findings on Draft Permit

U. Soils: Yes in agreement with Findings on Draft Permit

V. Water Quality: NA Finding 11 was removed in draft permit

W. Archaeological Sites: Yes in agreement with Findings on Draft Permit

Section 16. D. Procedure for Administering Permit

Will maintain safe and healthful conditions? Yes

Will not result in water pollution, erosion, or sedimentation to surface waters? Yes

Will adequately provide for the disposal of all wastewater? Yes

Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat? Yes

Will conserve shore cover and visual, as well as actual, points of access to inland waters? NA

Will protect archaeological and historic resources as designated in the comprehensive plan? NA

Will avoid problems associated with flood plain development and use? NA

Motion was made by Brandon and seconded by Jamie to determine the Shoreland Zoning application complete. Motion carried.

Motion was made by Mike and seconded by Brandon to accept the Draft permit 24-03 for Godfrey Forest OSB Mill as amended. Motion carried.

The meeting adjourned at 7:20 PM