

TOWN OF JAY
November 24, 2025
SELECTBOARD MINUTES

Present: Terry Bergeron, Chair; Tim DeMillo, Vice Chair; Lee Ann Dalessandro, Tom Goding, Shiloh LaFreniere, Town Manager, Raeleen York, Deputy Clerk

Guests: Kai Strine (Mt. Blue TV), Beverly Bacheller, Holly Starbird, Dianna Broadway, Debbie Dalot, Fred Dalot, Cheyenne Gallivan, Linda Deane, Judy Redman, Harold Redman, William Wallace, Robert Valles, Tanya Dwyer, Peggy Grant, Dan Cote, Theresa Hiscock, Kim Cook, Donna Cook, Joan Gray, Scott Gray, Bob Neal (Maine Monitor), Joseph Sage, Joe Hupperich, Lorri Mandrea, Trevor Doiron, Scott Episcopo (WGME), Julia Simone (WGME)

1. Pledge of Allegiance – 6:00 Tim led the pledge.

2. Minutes – November 24, 2025 – M/M/S Lee Ann/Tom to approve the minutes from the November 10, 2025 Selectboard meeting. Vote 4-0-0

3. Old Business – No discussion.

4. Mobile Home Park Lot Rental Ordinance Discussion – Residents from three mobile home parks that are up for sale in Jay were in attendance to talk with the Board about their concerns around mobile home lot rent increases.

Deb Dalot says she has lived in Pine Haven for 20 years and it has been sold twice. The lot rent keeps going up and they can't afford it. She wants the Selectboard to put rent stabilization in place. Tanya Dwyer says she has lived in Hidden Circle for 6 years. She believes that whoever buys the park could kick them all out. She is afraid of being homeless and says lot rent can't go up. Peggy Grant of Pine Haven says she can't afford any more rent. Beverly Bacheller has lived in Pine Haven for 29 years. She says the current owners have stopped taking care of their property and then went up on the rent. Joan Gray said there was an 18% increase for rent in October at Lambert and the park has gone downhill since Jody Therrien sold it and out of state owners took over. Donna Cook told the Selectboard that they need help. The owners don't do anything for them. Tanya Dwyer said the septic system is bad. The leach field is leaking into the stream. Four homes are connected to the same water line. If one gets cut off, they all do. Virginia Palmer submitted a letter for the Selectboard as well and it was read aloud by a resident.

Joe Hupperich from Maine Labor Climate Council said the Selectboard can call a special town meeting but cannot enact an ordinance on their own. Kim Cook asked if the Board could set a moratorium. She asked that they vote and say this needs to be done. Shiloh has been talking to Joe for a few weeks. She explained that we have a Selectboard, not a council, and we have no charter. She does not know if the Selectboard can legally set a moratorium. If able, perhaps we could do a moratorium which would have to be voted on and then put together an ordinance to be voted on. The town will need legal counsel to do this. Joe explained that the State is also working on a draft rent stabilization model ordinance that could be a place to start from.

Shiloh explained that, depending on the advice from legal counsel, the Selectboard may be able to initiate a moratorium and/or ordinance themselves to put on the ballot or they could have the residents do a petition, collect signatures, and propose an ordinance for the ballot.

M/M/S Lee Ann/Tom to have Shiloh engage an attorney regarding the town's authority on a moratorium and/or ordinance. Vote 4-0-0

5. Other Business – M/M/S Lee Ann/Tom to approve a pole location permit on Macomber Hill Road. Vote 4-0-0

Terry announced upcoming dates of interest.

M/M/S Tim/Lee Ann to adjourn at 6:37 p.m. Vote 4-0-0

Respectfully submitted,

Raeleen M. York