

Jay Planning Board
March 10, 2026

Board: Chair Barbara Cook, Mike Fournier, Jamie Carden-Leventhal, Dennis Stevens, Chris Townsnd, and Trevor Doiron

Guests: Tanner Binette, Main Land; Thomas, Kathleen and Emily Reed

Staff: Ronda Palmer, Code Officer

The meeting was called to order at 6:00 PM and introductions were made.

Minutes of previous meeting: Motion was made by Mike and seconded by Jamie to accept the minutes of the previous meeting. Trevor abstained. Motion carried.

Electrical Permits: Two electrical permits were issued since the last meeting for single family residences - Christine LaPointe and Gavin & Kelsey Jones.

Subdivision – Reed Development: Kathleen Reed is proposing to subdivide the 12.91-acre lot (Map 7 Lot 46) she purchased from Bill Calden in 2024. The original parcel included a house and a barn. Ms. Reed intends to split a new lot from the existing house and barn lot to accommodate a two-bedroom, one-bathroom Amish shed. Because the lot was split within the last 5 years this split will create a subdivision. Additionally, she may relocate her home school business, Sweet Tomatoes Learning Center, to this property. This move is being considered because the existing barn contains lead paint, which has raised concerns with the State.

The proposal also includes a plan for a shared well between the 2 lots. This original well that now supports the existing home was previously shared with abutters of the property where Randolph and Lynn Day now reside. The shared portion of the well was capped. Kathleen has spoken with a well company that stated there should be sufficient water for both properties.

The Board proceeded to go through the Subdivision checklist for completeness of section 5-302 and 5-303 of the Ordinance. The application and review fee of \$500.00 was received (\$200 filing fee and a \$300.00 review fee) and a receipt was issued.

Motion was made by Mike and seconded by Dennis to allow the waiver as requested for the requirement of 2 permanent monuments for hardship reasons are required in the Ordinance under Sec. 5-201 B and 5-305 C. Motion carried.

The Board also agreed not to require statements for public utilities because it is a 2 lot division and the Board did not think the subdivision would impact public utility.

A motion was made by Dennis and seconded by Chris to accept the subdivision application for Reed Development as complete. Letters to the abutters, notifying them that they may request a public hearing will be sent.

A site visit is scheduled for April 6th at 3:30 PM. Board members Chris, Jamie, Barbara, and Trevor will attend. The Board has agreed that the entire area does not need to be brushed, as the primary focus will be on reviewing the permanent markers.

Subdivision – Meadow Brook Lane: Tanner Binette, Main Land Development is proposing a subdivision of a 26.54 acre lot (Map 14, Lot 65A) on behalf of Dave Verrill. The proposal outlines a 14-lot single-family residential subdivision on a parcel that is currently undeveloped, with the exception of an existing gravel drive off Chesterville Road/Rt. 156.

Kings Arrow completed a Natural Resource Survey and has identified wetlands. Each lot will feature a private well and septic system, with building envelopes situated outside of the wetland areas. New letters from Kings Arrow were presented at the meeting. (original letter submitted listed Chesterville as location of property in error)

It was also noted that the Road names "Meadowbrook Lane" and "Lavender Lane" are currently placeholders. Following the submittal of the application the Code Officer notified Main Land that the road names are too similar to existing roads names (Meadow Crossing and Laverdiere) and will need to be changed before they can be submitted to the E911 system.

Concerns were raised regarding whether the lots provide sufficient space for a septic system, well, and building. To address this, Tanner has agreed to provide a rough layout including a building, driveway, well, and septic system. The Board requested that this layout be demonstrated on Lot 13, as it has the smallest building envelope. While the owner will not be restricted to this specific design, the layout will serve to demonstrate that the lot is large enough to accommodate all necessary requirements.

In addition to the Kings Arrow handout Tanner also provided response letters from the Maine Historic Preservation Commission and the Department of Environmental Protection permit - Permit by Rule. It was noted that the PBR listed the subdivision as a 14 lot subdivision. Mike Fournier stated he believes it should be a 14 lot subdivision. Ronda agreed to look into it and get a legal opinion for the next meeting.

The Board proceeded to go through the Subdivision checklist for completeness of section 5-302 and 5-303 of the Ordinance. The application and review fee of \$3,250 was received (\$1,300 filing fee and a \$1,950.00 review fee) and a receipt was issued.

Notes of interest:

- Abutter list should list Irving Jewell not Jewell Irving.
- The lots also have deed restrictions that are listed in # 9 of the application and a 5 foot buffer is include on the map
- A driveway entrance permit has been applied for but has not yet been received.
- The Road is listed as a private road on the map and notes 13 and 14 address this as required in the Ordinance.
- Municipal Impact services. Water and Sewer is not applicable.
- Each lot has a soil test.

- The property was last harvested sometime between 2013 and 2016.

The Board then moved on to the preliminary plan. No permanent monuments were on the plan. As per the ordinance the Board requested 2 monuments be added. It was noted that 5/8 capped rebar is on every lot corner and every curve.

Regarding the phosphorus plan, rather than determining specific phosphorus export levels, the developer has agreed to restrict the building envelopes for Lots 4 through 7, which drain into the Pease Pond watershed. The Board later agreed to the developer including a blanket statement requiring all buildings to be constructed within their designated building envelopes, which include a 5-foot buffer along all lot lines. Thus, protecting the wetland areas as well as the watershed.

The Board determined the application was incomplete and issued notice that the following items needed to be submitted:

- Driveway entrance permit from DOT
- Two permanent monuments on map
- Letters from the police department and school. Will not need a letter from Highway because private road.

The Board agreed to send abutter letters at this time. If the Board determines the application is complete at the next meeting, they will move forward with the review process at that time.

The Board decided to do a site visit directly following the Reed site visit.

Motion was made by Mike and seconded by Jamie to adjourn at 8:20 PM.

The next meeting will be held on April 14th. Abutter letters will be sent out for each subdivision and if a Public Hearing is requested it will be held on that date.