

Jay Planning Board

April 14, 2026

Board: Chair Barbara Cook, Mike Fournier, Jamie Carden-Leventhal, Dennis Stevens, Chris Townsend, Dan Ryder 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: Mike requested that the minutes be corrected to note that the subdivision is a 14-lot subdivision, and that State Rt. 156 should be added after Chesterville Road for clarification. There were also two typographical errors regarding Townsend and Jewell that need to be corrected.

Motion was then made by Mike to accept the minutes as amended and Dennis Stevens seconded the motion. Motion carried.

Electrical Permits: No new electrical permits were issued.

Subdivision – Reed Development: Kathleen Reed was present at the last meeting proposing the split of Map 7 Lot 46 which she purchased in 2024. She stated that the plan has been revised slightly since the last meeting. It created 2 lots with one being 2.60 instead of 2.61 and the other lots being 10.31 instead of 10.30.

A site visit was conducted on April 6th. Chris, Trevor and Jamie were present and determined the markers were more than adequate.

All abutters have been notified. No comments were received

The Board reviewed the Section 5-401 General Guidelines and determined that the application meets all requirements or they were not applicable. The Board confirmed compliance with both the lot size and minimum road frontage requirements.

The Board reviewed a draft permit for Section 5-501 Standards. It was determined that all sections were either met or inapplicable.

The Board discussed the availability of sufficient water for the foreseeable needs of the subdivision regarding the shared well. Kathleen has contacted a well drilling company but has nothing in writing. The shared well agreement will be recorded at the Registry. The Board then looked at the final plan to be sure it met the requirements of the ordinance.

Motion was made by Mike and seconded by Chris to approve the Subdivision Permit application for Reed Development, the Board signed the Plan. The permit will be finalized and signed by the Chair, Barbara Cook.

Subdivision – Timber Ridge: Following the last meeting, it was determined that this project is a 14-lot subdivision and the total acreage including lot 14 is 26.5 acres. The Subdivision name has also been changed from Meadowbrook Lane to Timber Ridge because of concerns about E911 road names. The road name off Timber Ridge was also changed from Lavender Lane to Cedar Way for the same reason and is reflected on the new map. Ronda has checked with the State E911 officer and these names are satisfactory.

A site visit was conducted on April 6th. Chris, Trevor, Barbara and Jamie were present.

All abutters have been notified. The Code Officer did receive one phone call on the subdivision but she did not request at Public Hearing. She did say she may attend this meeting but was not present.

Lot 14 will be retained by the owner and will have no building envelope, no deed restrictions, and not part of the road association unless it is built upon. The fee for this additional lot will be deducted from the review fee.

Tanner Binette, Mainland Development did present a mockup of a lot to show that the lots are large enough to have a home, septic and meet all the setback requirements in the building envelopes that were presented on the plan.

The Board discussed an email from Robert Green at the Maine DEP regarding additional wetland filling on individual lots.

The DEP clarified that because the 4,300-square-foot exemption was used for the access road, it is no longer available for individual lot development. Specifically for Lot #3, the driveway to the uplands at the rear of the lot must curve around the wetlands, or the owner will need to apply for a Natural Resources Protection Act (NRPA) permit.

Tanner explained that while each lot remains buildable without further wetland impacts, any owner who decides to build outside of the established building envelope will be required to apply for a permit through the MDEP.

Under Agency and Public comment the Board determined they would mention NRPA permits may be needed if building outside the building envelope.

Outstanding items from last meeting:

- The Maine DOT entrance permit was submitted.
- Two concrete monuments are shown on the plan at the back corner of lots 5 & 6 and first corner of lot 13. These will be installed once the permit is finalized.
- Letters have not been received from police department and school but it was determined they have been sent and should not hold up the application.

The Board reviewed the Section 5-401 General Guidelines and determined that the application meets all requirements or they were not applicable. The Board confirmed compliance with both the lot size and minimum road frontage requirements.

The Board reviewed a draft permit for Section 5-501 Standards. It was determined that all sections were either met or inapplicable.

- Erosion -an erosion and sedimentation control plan was provided with the application.
- Traffic – DOT entrance permit was obtained. Provide this information in permit
- Aesthetic, Cultural & Natural Values – covered by DEP
- Conformity with Local Ordinances & Comprehensive Plan – met
- Financial & Technical Capacity – Met
- Surface Waters – Met
- Groundwater – Met
- Freshwater Wetlands, Rivers, Streams & Brooks- wetlands are identified on 4 lots
- Stormwater – culverts
- Lake Phosphorus Concentration - parts of lots 407 drain to Pease Pond which is a phosphorus monitored source therefore these lots have building envelopes that are restricted and will not drain to Pease Pond watershed. The remainder of the subdivision drains to the Sandy River which is not a phosphorus monitored source.

Motion was made Chris and seconded by Jamie to approve the Subdivision Permit for Timber Ridge Subdivision, the Board signed the Plan. The permit will be finalized and signed by the Chair, Barbara Cook.

The meeting adjourned at 7:35 PM