

TOWN OF JAY
August 10, 2026
SELECTBOARD MINUTES

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

Guests: Keagan Moody (Mt. Blue TV), Bob Neal (Maine Monitor), Jeremy Richards (Public Works), Mark Holt (Sewer Superintendent), Nate Colannino and Dale Knapp (Walden Renewable Energy), Ronald Roy, Montress Roy, Gene Allaire, Molly Lewin, Kent Lewin, Tanya DeMillo, Mario DeMillo, Scott Young, Shari Ouellette, Barry McDonald, Cheryl McDonald, Nancy Crocker, Jason Crocker, Karen Brackett, Brigitte White, Clint Brooks, Pam Brooks, Sheila Lyman, Lisa Bryant, Betty Calden, Harvey Calden, Rhonda Irish, Jeff Irish, Mark DeMillo, Kyle DeMillo, Cody DeMillo, Kristi Couture, Darryl Couture, Brian Salisbury, Jeffrey Gilbert, Cindy Farrington, Robert (Nelson) DiPompo, Trevor Doiron, Emma DiPompo

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

2. Minutes – July 13th & 20th, 2026 - M/M/S Gary/Tom to approve the minutes from the July 13 and July 20, 2026 Selectboard meetings. Vote 5-0-0

3. Old Business – Shiloh updated the Selectboard on several items including:

The cleaning at the North Jay Cemetery has been completed.

The town office is back to full staff. Renee Keen is the new Deputy Clerk. Jaylene Gonyea is the new Payroll Clerk at 6 hours per week.

At 3 Marcello Street, the asbestos assessment is done, the building is down, and the lot has been seeded and grass is growing. The Board will be able to take further action on the property end of September after 90 days from the certified mailing to the previous owner.

4. Discussion Regarding Solar Facilities – Clinton Brooks, a resident on Belmont Avenue, spoke on behalf of himself and some residents about concerns they have with new solar facilities coming into town. He provided information and correspondence to the Selectboard. In March, he said, there was a vague notice of a solar facility going somewhere on Jay Hill. He decided to investigate. He talked to Ronda, the code enforcement officer. They found out that it was to be off Cessna Lane. The town office was not aware of the plans. In June, Clint received an email from an abutting property owner. Communications with a representative of Walden Renewable about the project revealed it is to be clear cut and stripped and the buffer zone is 50 feet. Clint would like a discussion about the best steps going forward. Should there be a moratorium? Start a committee? Tanya DeMillo said that the project is much bigger than what the map we received shows. She is concerned about the mess that is left behind for our kids. Darryl Couture said that a landowner who has to pay taxes on land and wants to keep the land for his kids has a chance to make money off the land. He said he bought the land when no one on Belmont Avenue wanted it. He has signed a lease agreement. Money is important. After 30 years they will have to clean it up – decommission. There were many questions and concerns and comments both for and against the solar project. Dale from Walden Renewables also explained that with a big project like this one

they are required to decommission the project at the end which means removing all the equipment. They are studying the area which is 2500 acres (not just Jay Hill) and they will probably use 800-900 acres of that. There are many factors involved and they are studying the land to determine what they are going to do with it.

Dale says that they want to work with the community. He has left his phone number and will speak to anyone who wants to talk to him. Shiloh confirmed with the Selectboard that she will follow up with Clint, who had to leave the meeting early, regarding his time line.

5. Public Works Sickle Bar Purchase – M/M/S Lee Ann/Tom to approve the purchase of a sickle bar for the Whacker Neuson from public works operating budget or year end capital for \$13,496. Vote 5-0-0

6. Livermore Falls Sewer Joint Reserve Account Requests: Sludge Holding Tank Aeration Modifications – Flow Monitoring Device – Propane Furnace – M/M/S Lee Ann/Tom to approve up to \$70,000 from the Joint Reserve Account for 2 Sludge Holding Tank (SHT) aeration modifications contingent upon approval of Livermore Falls Selectboard. Vote 4-0-0 (Gary absent)

M/M/S Lee Ann/Tom to approve up to \$9500 from the Joint Reserve Account for replacing the influent channel flow monitoring device at the Wastewater Treatment Facility contingent upon approval from the Livermore Falls Selectboard. Vote 5-0-0

Mark told the Selectboard that the furnace is failing and needs \$8,000-\$9,000 in repairs. He is looking into going with a propane furnace to replace the oil furnace. By switching to propane he figures it would save them \$13,000 this year. The furnace ties into HVAC. He will check with suppliers to get figures for the next meeting. We have a lock in price on propane but not on oil at this time. M/M/S Lee Ann/Tom to table a decision on the furnace. Vote 5-0-0

7. Dissolution of Joint Jay and Wilton Police Collaboration Committee – M/M/S Lee Ann/Tom to dissolve the Jay and Wilton Police Collaboration Committee. Vote 5-0-0

8. Special Amusement & Liquor License Renewal – M/M/S Gary/Tom to approve the liquor license renewal for My Dad's Place. Vote 5-0-0 M/M/S Gary/Tom to approve the Special Amusement Permit for My Dad's Place. Vote 5-0-0

9. Recreation Committee Improvement Plan – M/M/S Lee Ann/Tom to accept the updated Recreation Committee Improvement Plan. Vote 5-0-0

10. MMA Annual Election Ballot – VP & Executive Committee Members – M/M/S Lee Ann/Tom to vote for the candidates for Vice President and Executive Committee members as listed on the MMA Ballot. Vote 5-0-0

11. Board of Assessment Review Reappointment – Michael Ventrella – M/M/S Lee Ann/Tom to reappoint Michael Ventrella to the Board of Assessment Review with a term to expire September 2031. Vote 5-0-0

12. Public Hearing Notice of Planning Board Appointment for August 24th – Jennifer Lynch and Daniel Ryder – M/M/S Lee Ann/Tom to approve a Public Hearing Notice for the reappointments of Jennifer Lynch and Daniel Ryder to the Planning Board. Vote 5-0-0

13. Franklin County CAD/RMS System Committee and Council on Rural Economic Transformation – Shiloh asked if the Selectboard approves of her serving on the committee and council. M/M/S Lee Ann/Tom to support Shiloh's participation on any committee or council that she wants. Vote 5-0-0

14. Other Business – Shiloh told the Selectboard that our propane price is locked in at \$1.689/gal for three years.

The Board will set the tax commitment on August 24th at 3:00 p.m. Terry announced upcoming dates of interest.

M/M/S - Tim/Tom to go into Executive Session under MRS Title 1 Chapter 13 Section 405, Subsection 6.A. Personnel (Employment); D. Union Negotiations (PD); and E. Legal Issue. Vote 5-0-0.

Terry declared the Board out of Executive Session at 8:33 p.m.

M/M/S - Tim/Lee Ann to approve a lateral transfer sidebar agreement for a proposed new employee of the PD pending approval of the Union. Vote 5-0-0.

M/M/S – Lee Ann/Tim to set the annual salary of the Police Chief at \$88,400 effective July 1, 2026. Vote 4-1-0 (Tom opposed)

M/M/S - Tim/Tom to adjourn. Vote 5-0-0

Respectfully submitted,

Raeleen M. York