

TOWN OF JAY
September 14, 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, Lori Shink, Deputy Tax Collector

Guests: Andre Cormier and Warren Garrett (Mt. Blue TV), Bob Neal (Maine Monitor), Dale Knapp and Nate Colannino (Walden Renewable Energy), David Brenneman (Flycatcher), Tom Saviello (Moderator), Clint Brooks, Senator Joseph Martin, Representative Sheila Lyman, Trevor Doiron (candidate), Dave Duguay (candidate), John Waleik, Diana Waleik, Barry McDonald, Cheryl McDonald, Darryl Couture, Kristi Couture, Polly Given, Greg Given, Pamela Brooks, Jason Crocker, Richard Taylor, Elaine Brackett, Karen Brackett, Eric Thibodeau, Lyn Veilleux, Ronald Veilleux, Nancy Crocker, Jenny Boivin, Ann Allen, Anita Harvell, Richard Harvell, Tanya DeMillo, Wendy Hall, Scott Hall, Mario DeMillo, Craig Boone, Patricia Anderson, Diana Boivin, Donna Hutchinson, Jeffrey Hutchinson, Brigitte White, Gene Allaire, Ronald Roy, William Bowie, Deborah Dalot, Theresa Hiscock, Tanya Dwyer, Robert Valles, Kent Lewin, Theresa Preble, Nick DeMillo, Olive Savage, Katherine Brennick, Suzanne Czarnecki, Susan Theberge, Peter Theberge, Harvey Calden, Betty Calden, Molly Lewin, Regina Cote, Emma DiPompo, Nelson DiPompo, Mark Wittenberg, Victoria Furman, Orion Schwab, Michael Haney, Christina Bobrow, Adam Bobrow, Nick Lacasse, Jeff Timberlake, Johnny Castonguay, Lorrie Nandrea

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

2. Public Hearing on Warrant Articles for November 3rd Special Town Meeting – Terry opened the Public Hearing. Tom Saviello took over as moderator. He explained the ground rules on procedures of the public hearing. The first topic was warrant article #2, the Town of Jay Mobile Home Park Lot Rent Stabilization Ordinance. Lorri Nandrea, Debra Dalot, Theresa Hiscock, Tanya Dwyer, Trevor Doiron and Dave Duguay spoke in support of the ordinance. Tom asked if anyone else wanted to speak on this ordinance. As there was no response, he closed that topic and moved to Article #3.

Article #3 is the proposed 180-day moratorium on solar energy facilities within the Town of Jay. Dale Knapp and Nate Colannino gave a presentation about the proposed solar project by Walden Renewables which would involve approximately 900 acres out of 2500 acres they are studying. They were allowed a ten-minute presentation. Information they provided included: The proposed life span of the solar facility is 40 years. The decommissioning will be fully funded. They are in the field survey and engineering phase. They expect state permits to begin in early 2027 with construction in 2028 and 2029. They will bring about 450 high paying jobs to the area during the two-year construction period. The project would be able to provide energy to 46,000 Maine homes. They would either be paying taxes or TIF to the town of Jay. They are open to hearing from the public as to what the town needs. They will use U.S. made solar panels. They have to go through numerous state and federal permits to make sure there is no adverse impact. There is a noise threshold of 40 DBA at the property line. They will have a 100-foot vegetative border. Walden Renewables will be getting an office at the mill where people can meet with them, and they will conduct public meetings at LaFleur's restaurant on Tuesday nights if anyone is interested in attending.

Clint Brooks spoke for five minutes in support of the moratorium. Information he provided included: This is about Jay, the place we call home. The 180 days is to give the town time to stop and look at what

is being proposed. He asked that we put aside politics. He wants the townspeople to establish reasonable protection and decide what we want the future of Jay to look like. He said we need to understand exactly what we are getting into with a project of this magnitude. What is the impact on roads and neighboring property owners? He said that we need strong requirements for what happens decades from now when the project reaches the end of its productive life. What are we giving up and what are we getting in return?

Darryl Couture spoke as a landowner leasing to Walden. He reiterated the benefit in tax revenue. He said that there would be little draw of municipal services. It is heavily regulated. Jay has limited zoning to allow landowners to do what they want with their land. As a landowner he opposes the moratorium.

Senator Joseph Martin spoke. He said this is a large project and home rule does matter. He said Walden is doing what developers do - moving their project forward. Representative Sheila Lyman spoke. She said that over five hundred voters signed a petition and brought it to the Selectboard to put a moratorium on the ballot. The voice of the voter is necessary. Dave Duguay, candidate, spoke. He thought Walden gave a good presentation. He said to trust but verify and a moratorium gives you the chance to do that. He is in support of the moratorium. Trevor Dorion, candidate, spoke. He supports giving people the chance to vote on the moratorium. He believes in local control.

Jenny Boivin, Tanya DeMillo, Craig Boone, William Bowie, Susan Theberge, and Mario DeMillo spoke in favor of the moratorium. Clint Brooks and Joseph Martin spoke again in favor of the moratorium.

Johny Castonguay spoke in opposition to the moratorium. He is a resident of Livermore but owns property in Jay. Emma DiPompo spoke in opposition to the moratorium. She believes there is no legal authority for this body to do a moratorium and she referred to Title 30-A, part 2 subsection 4. Tom Saviello said that the Selectboard did get a legal opinion on petition language. Dale Knapp spoke again in opposition to the moratorium.

Tom Saviello asked if there were any more comments or questions and then adjourned the public hearing.

(There were a lot of comments, questions and information given at the public hearing that are not listed. Mt. Blue TV recorded the Selectboard meeting and it is available for public viewing.)

3. Approval of Warrant Articles for November 3rd Special Town Meeting – M/M/S Lee Ann/Terry to approve the warrant articles for the November 3, 2026 Special Town Meeting. Vote 5-0-0

4. Approval of Minutes for Aug. 24th 3:00; Aug. 24 6:00 ; Aug. 25th; and Sept. 1st – M/M/S Lee Ann/Tom to approve the minutes from the August 24th 3:00 pm, August 24th 6:00 pm, August 25th and September 1, 2026 Selectboard meetings. Vote 5-0-0

5. Old Business – No discussion.

6. Approval of Special Amusement & Liquor License Renewal – Lane-Dube Post #33, Amvets – M/M/S Lee Ann/Tom to approve the Special Amusement Permit and the Liquor License renewal for Lane-Dube #33 Amvets. Vote 5-0-0

7. Approval of Liquor License – My Dad's Place, LLC Liquor License Catering Permit – M/M/S Lee Ann/Terry to approve a Liquor License Catering Permit for My Dad's Place. Vote 4-0-1 (Tom abstained)

8. Approval of Notice of Public Hearing for Sept. 28th on Adoption of General Assistance Ordinance dated Sept. 2026 and Adoption of General Assistance Appendices A-H – M/M/S Lee Ann/Terry to post a Notice of Public Hearing for September 28, 2026 on the adoption of General Assistance Ordinance dated September 2026 and the adoption of General Assistance Appendices A-H. Vote 5-0-0

9. Other Business – Shiloh told the Selectboard that there are RERC meetings coming up that everyone is invited to attend. Jay, Livermore and Livermore Falls have been awarded a \$5,000 grant to support rural economic development and health goals. This grant is made possible through Outdoor Recreation Roundtable and support from Richard King Mellon Foundation and VF Foundation. The grant is to be used to tie resources together. It is to install gateway, trailhead, directional interpretive and accessibility signage. Shiloh asked the board to accept the grant. M/M/S Lee Ann/Tom to accept the \$5,000 grant. Vote 5-0-0

Shiloh also announced that Jay has been selected as the “excellence” 3rd place winner of the Annual Report Competition by MMA.

Terry announced upcoming dates of interest.

10. Executive Session MRS Title 1, Ch.13, Sect. 405 ss 6.D. Union Negotiations (PD) - M/M/S Tim/Tom to go into Executive Session under MRS Title 1, Chapter 13, Section 405 ss 6.D. Vote 5-0-0
Terry declared the Board out of executive session.

M/M/S Lee Ann/Gary to adjourn. Vote 5-0-0

Respectfully submitted,

Raeleen M. York