Jay Planning Board

# August 17, 2021

**Board:**  Vice-Chair Mike Fournier, Susan Theberge, Mike Hobbs and Barbara Cook

**Guests:** Toby Kachnovich, Kachnovich Land Surveying, Inc

**Staff:** Ronda Palmer, Code Officer

The meeting was called to order at 6:00 PM by Vice Chair Mike Founier.

**Minutes – June 8th**

Mike Hobbs made a motion to accept the minutes of the June 8th meeting as written. Sue Theberge seconded the motion and it passed unanimously.

**Subdivision Amendment – Raymond**

Toby Kachnovich was present of behalf of Jamie and Tasha Raymond. He explained that the original subdivision was a four lot subdivision. Lot 2 is now being split. It was noted that this now has multiple units on it. It was not approved as a single dwelling unit on the original plan. The Raymond’s plan to split out lot 2A which not has a home and an additional unit on the property and lot 2 which not has two trailers and an apartment on the property. Toby believes the trailers may in fact move out.

The Board reviewed the application to verify completeness application. The Board needed to determine if they were going to consider this one lot or two for fees based on sec 5-3023 a. for filing fees. The Board decided because it is a split out of one lot, they would base the fees on one lot which for an amendment is $50.00. They also agreed to waive the review fee and only charge for the mailing to the abutter therefore eliminating the need to refund monies. The mailing cost is $6.61. Toby paid the $56.61 fee, and a Receipt of application fee was issued.

All abutters of the original subdivision will be notified of the amendment as well as all current owners within the original subdivision will be notified of the Subdivision amendment according to section 5-303.a.

The Board recognizes that this is a split to a lot that already has already been reviewed. The dwelling units that now occupy the premises already have had soils investigation, wells and septic systems. The Board decided not to do an onsite visit based on the fact that it was not when the subdivision was originally proposed, and this is a split to an existing lot.

It was noted by the Board that both lots 2A and 2 now have multiple units on the property. It was also noted that if dwelling units are removed for a period of time, then are replaced within a 5 year period it could trigger subdivision review.

The Board looked over the Preliminary Plan and Application. Motion was made by Mike Hobbs and seconded by Sue Theberge that the application was complete. A receipt for the Determination of Completeness was issued.

**Set Next Meeting Date** – September 14, 2021

**Other Business –** Ronda mentioned that at the Select Board have agreed to put the option to opt-in for certain types of marijuana facilities on the November ballot. The Select Board may decide to have a committee look at developing/reviewing an ordinance and they may want a couple of members from the Planning Board to serve. Mike Fournier and Barbara Cook agreed to serve if necessary.

Motion was made by Sue Theberge and seconded by Mike Hobbs to adjourn at 6:30 PM. Motion carried.