

Jay Planning Board July 9, 2024

Board: Chair Barbara Cook, Vice Chair Mike Fournier, Jaime Carden-Leventhal, and Susan Theberge

Guests: Dean Langton

Staff: Ronda Palmer, Code Officer

The meeting was called to order at 6:00 PM

Introductions

The Committee member and Dean Langton introduced themselves.

Resignation of CJ

Motion was made by Sue and seconded by Jamie to accept the resignation of CJ. Motion carried.

Minutes – December 12, 2023

Sue made a motion to accept the minutes of the December 12th meeting as written. Mike seconded the motion and it passed unanimously.

Floodplain Permit – Langton

A site visit was conducted at 5:30 PM. by Jamie, Sue, Barbara and Ronda

The Board went through the Floodplain finding of Fact and Decision worksheet. A draft permit was submitted by Ronda but no findings of facts are listed. The Board will need to find those tonight.

Dean is proposing to build a 22x 36 cabin on site. An RV may be placed on the pad while the cabin is being built. The Board decided not to permit the RV because it would be temporary. He also had stated that the cost of project is \$6000 which was amended at the meeting to \$66,000. The lower cost was for just fill.

The Application for permit was complete except for the Elevation of the property H. &K on the application. The Board decided to proceed and perhaps approve with the condition that the Elevation is submitted before the permit is signed. Dean emailed a copy of the HHE 200 to Ronda and she printed for the Board. Dean is having a surveyor come tomorrow to list the Flood elevations and have an Elevation Certificate filled out. He is proposing that he will be 2 a foot and a half about floodplain and at least another 6 inches for the pad so the building will be 2 to 2.5 feet above floodplain. Dean has had the lot surveyed and at the site visit the property was flagged for the Shoreland Zone. It was mentioned that if he does create a path in the Shoreland Zone he would need to follow the guidelines. The cabin will be outside the Resource Protection District of the Shoreland Zone. Part of the cabin will be in the Floodplain but Dean is proposing to build the entire site up 2.5 feet.

The Board went through development standards and found the applicable standards below.

A. 4. Electrical etc. will be on a 4 foot rack.

B. Water Supply: Well drilled from ground water. 1

D. On Site Waste Disposal Systems: Outside floodplain – above ground (covered)

F. Residential: Conditional – fill 1.5 feet – 6 inches for pad for a total of 2 feet. Still need elevation certificate from professional.

N. Containment Walls: No containment walls the property will be sloped and compacted with riprap.

Motion was made by Mike and seconded by Jamie to approve draft permit 24-01 with the findings listed above and submitted in the application. The permit will not be issued until base flood elevations are submitted and the Conditions of the permit will require a 2 part Elevation Certificate. Motion carried.

Next Meeting Date

No date was set.

Motion was made by Jamie and seconded by Sue to adjourn at 7:02 PM