

The regular meeting of the Jay Planning Commission/Zoning Board was held on Monday, June 9th, 2014, at 6:00 p.m. at the Jay Town Hall.

Zoning Board/Planning Commission Members/Alternate Present:

Peter Fina-Chairman
Shirley Talbot
Ron Kapeluck
Mike Murphy
Earline Morse
Jeremy Starr

Zoning Administrator present: Arlene Bosco

Guests Present: Peggy Loux, Steven Wunsch, Rosemarie Morse, Wayne Morse, Jeff Faherty, Brian Bowers, Geegee Zaveson, and Jake Webster

1. Mike Murphy called the meeting to order at 6:07 p.m.
2. Approve the minutes of May 12th, 2014: Earline Morse moved the Board approve the minutes of May 12th, 2014. Shirley Talbot seconded the motion. The Board approved the motion unanimously. Approve the minutes of May 26th, 2014: Jeremy Starr moved the Board approve the minutes of May 26th, 2014. Shirley Talbot seconded the motion. The Board approved the motion unanimously.
3. Zoning Administrators Report: Arlene Bosco
 - a. Ms. Bosco reported she was contacted by Mr. Steven Wunsch as he was considering buying the property owned by David Allman. He wanted to know if he could extend/enlarge the existing shed. Ms. Bosco said the lot was an undersized lot and felt he could extend the shed as long as he complied with the dimensional requirements in the town's regulations. She said he asked her to write a letter stating the shed could be enlarged. The Board approved the request for Ms. Bosco to write the letter.
 - b. Ms. Bosco reported three public hearings are scheduled and the hearing for Jay Peak Resort is scheduled to be continued to June 18th at 6:00 p.m. due to notification timing to the homeowners and neighbors of Jay Peak Resort.
4. Public Hearing at 6:15 p.m., application by Wayne and Rosemarie Morse to subdivide parcel ID#152272-01-28 into two parcels. The parcel is located at 1423 Morse Road in Jay, VT. The Public Hearing began at 6:17 p.m. Mr. Wayne Morse presented the plan. He distributed a survey map prepared by Blais Horizons Engineering. He said the total parcel is 40.32

acres and the plan is to subdivide 12.5 acres of the 40.32 to give to their son. Rose Morse presented the return receipts from the adjoining property owners. Ms. Bosco stated the Mylar map has been submitted to the Town, and she was contacted by adjoining property owner Marcel Mayhew, who could not attend the hearing, but stated to Rose Morse, he had no problems with the subdivision and felt people should be able to do what they want with their own land. Mr. Morse answered questions from Board members about property location. The hearing ended at 6:27 p.m.

5. Public Hearing at 6:30 p.m., application by Jeffery Faherty for a subdivision of parcel ID # 156272-01-25 into two lots. The Public Hearing began at 6:30 p.m. The parcel is located at 226 Mayhew Road. Mr. Faherty presented the plan. He disturbed a map prepared by Blais Horizons Engineering. He said the plan is to subdivide the 8.74 parcel into two lots. He will retain 4.72 acres, and the second lot of the subdivision will contain 4.02 acres. He presented a Mylar Map and the return receipts from the adjoining property owners to the Zoning Administrator. Neighboring property owners Brian Bowers and Geegee Zaveson were given party status at the hearing and they stated they were in attendance for that purpose. They said they have no current concerns about the project but wanted to protect their interest in the future. The hearing ended at 6:42 p.m.
6. Public Hearing at 6:45 p.m., permit application by Jay Peak Inc., for a Conditional Use/Change of Use Permit for a Seasonal Outdoor Amphitheater on Stateside. The hearing began at 6:45 p.m. Mr. Jake Webster representing Jay Peak Resort distributed copies of an amended application and stated the size of the tent covering had decreased slightly. He also distributed color photos to show the location of the amphitheater and the overall appearance. Mr. Kapeluck indicated to Mr. Webster the existing fire lane signs on the Stateside property were there for the “old” Stateside facility. Mr. Webster agreed. Mr. Webster then answered questions from Board members about: the hours of operation, fire lanes, fire lane signage, National Fire Protection codes, fencing, fire lane marking, no parking signs, traffic entering and exiting, state police presence, number of concert goers staying on site, capacity of the facility, tent fabric, size of tent, type of seats under tent, event permits, and project completion date. The Public Hearing recessed at 7:20 p.m. The board scheduled a site visit to the proposed site of the Amphitheater to be held on Thursday, June 12th at 4:30 p.m. at Jay Peak Resort. The Public Hearing will continue on Wednesday, June 18th at 6:00 p.m. at the Jay Municipal Building.
7. Discussion and Vote on permit applications:

- a. Jeremy Starr moved the Board approve the subdivision permit application by Wayne and Rosemarie Morse. Shirley Talbot seconded the motion. The Board approved the application 5-0. Earline Morse abstained from the vote.
- b. Jeremy Starr moved the Board approve the subdivision permit application by Jeffery Faherty. Mike Murphy seconded the motion. The Board approved the motion unanimously.

8. The meeting adjourned at 7:40 p.m.

The next regular meeting of the Jay Planning Commission/Zoning Board will be held on Monday, July 14th at 6:00 p.m.

A site visit meeting of the Jay Zoning Board will be held on Thursday, July 12th at 4:30 p.m. at Jay Peak Resort

A special meeting of the Jay Planning Commission/Zoning Board will be held on Wednesday, July 18th at 6:00 p.m.

Submitted by Arlene Bosco, Secretary