

The regular meeting of the Jay Planning Commission/Zoning Board was held on Monday, July 14th, 2014, at 6:00 p.m. at the Jay Town Hall.

Zoning Board/Planning Commission Members/Alternate Present:

Mike Murphy – Acting Chairman
Shirley Talbot
Ron Kapeluck
Denise M. Rossignol
Mike Iula – Alternate

Guests Present: Joe Pollander, Kyle Gravlee

The following are the unofficial minutes until approved by the Board:

1. Mike Murphy called the meeting to order at 6:30 p.m.
2. Approve the minutes of June 9th, 2014, June 12th, 2014 and June 18th, 2014. Ron Kapeluck made a motion to approve the minutes of June 9th, 2014 and June 12th, 2014 without any corrections. However, the minutes of June 18th, 2014 required an addition to item 5 thereof, at the end of the paragraph stating:

“Mr. Webster further indicated a meeting with the State Fire Marshall’s Office was scheduled for Monday, June 23, 2014.”

3. Mike Murphy called for any further corrections to the minutes of June 9th, 2014, June 12th, 2014 and June 18th, 2014. There being no further corrections, a motion was made by Ron Kapeluck to approve the minutes of June 9th, 2014 and June 12th, 2014 and the revised minutes of June 18th, 2014. Shirley Talbot seconded the motion. A vote was taken, and the minutes of June 9th, 2014, June 12th, 2014, and June 18th, 2014 with the above noted correction were unanimously approved by the Board.
4. Joe Pollander advised the Board he was present primarily to seek information on possibly constructing a few camp sites on his reserved property of ±39 acres located on VT Rte. 105. Mr. Pollander presented to the Board a site plan prepared by McManus & Nault Appraisal Co., Inc. on December 18th, 2011, and indicated he sold the development rights of 900+ acres of his property to the State of Vermont, with the ability to log and sugar on those 900+ acres with State approval. Mr. Pollander further indicated he has retained the remaining parcels, and is proposing to place approximately five (5) “tent camp sites” to start around the pond, and would be filing a permit and seeking the Board’s approval for a “Change of Land Use.”

The Board asked Mr. Pollander several questions as to the exact number of sites, type, and sewage/disposal. Mr. Pollander indicated he “would like to begin with 5 tent style camp sites to determine if this is a profitable venture.” He further indicated he has 10 acres reserved for sewage/disposal if needed, and there is no plan to permit RV’s to the camp site.

The Board advised Mr. Pollander he needed to obtain the necessary permits from the Town of Jay's Zoning Administrator, Arlene Bosco. Mr. Pollander requested he be placed on the agenda at the next meeting of the Town of Jay Planning Commission/Zoning Board. The Board advised Mr. Pollander to make such a request to the Zoning Administrator upon filing his application for a "Change of Use."

5. Zoning Administrators Report: There was nothing to report, as the Zoning Administrator was not present at this meeting.
6. Mike Murphy called for any additional business to be brought before the Board.

Ron Kapeluck indicated he would like to note for the record, he had been in contact with Paul Cerruti of the State Fire Marshalls office and was advised by Mr. Cerruti, Jay Peak required a permit from the State Fire Marshall for the construction of the Amphitheatre located on Stateside of the resort. Mr. Kapeluck further indicated, he email Mr. Cerruti information pertaining to flexible fire lanes and maximum site occupancy requirements, and was awaiting a response.

7. Mike Murphy indicated following the adjournment of the meeting, Board members would begin tallying the Town of Jay Planning Commission Survey.
8. The meeting adjourned at 6:50 p.m.

The next meeting of the Zoning Board/Planning Commission will be Monday, August 11th, 2014 at 6:00 p.m. at the Jay Town Hall.

Submitted by Denise M. Rossignol