

Town of Jay Comprehensive Plan Special Board
June 9, 2025 20th Meeting Minutes

Present: Wally Walters (Chair), Tim Rowland, Olivia Dwyer (Town Councilor), Matt Gillman, Robin Licari, Maddie Smith, Matt Stanley (Town Supervisor), Scott Allen (AES-Northeast)

Via Go-To-Meeting: Ann Ruzow-Holland, Adam DeSantis

Advanced Material: Agenda, Jay CPSB meeting #19 (19 May 2025) draft minutes, Jay Visioning Workshop Report Draft edited ww 7 June 2025, Memo "Thinking beyond alternative visions" (8 June 2025), Question List for Summer 2025 Public Discussion (working draft as of 8 June 2025), Memo "Jay CPSB Summer Engagements" (June 8, 2025)

1. Meeting called to order at 5:30 PM

- Motion to approve 19th meeting minutes (May 19, 2025). All in favor.
- Kudos to all for contributing to success of Visioning Workshop
- Group voted approval of reimbursement for Visioning Workshop expenses of \$140.71

2. Discussion about the Visioning Workshop

- Draft report from Ann with Wally edits
- Intent to post to website, send to all attendees
- Need for small group chairs to review by end of week
- Matt Stanley: positive comments received re workshop from various participants
- Big takeaway wasn't 'alternative visions' (re paper 'thinking beyond')
- Overarching goals was big takeaway from workshop:
 - Managing Growth; Enhancing Quality of Life; Creating Opportunity; Leveraging Resources
 - challenge of how to accomplish these goals remains; how terms are interpreted
 - degree of consensus was exceptional but need to watch for bias in who participated in survey and workshop, college educated older residents; need to keep reaching out
- discussion: result was enabled by participatory engagement; not a forced result
 - no enthusiasm in land use group for alternatives such as zoning (Matt G)
 - concerns and alternatives varied in different parts of town (e.g., what infrastructure enables), in-fill opportunities only if local owners are supportive (Matt S)
 - some in-fill ongoing; maybe more of this if lot prices continue to increase (Tim R)
 - our plan may have to suggest different preferences by different segments of the town in what can be accomplished (Wally W)
 - in-fill, zoning, water/sewer capacity are specific issues for local discussion, portrayal in plan, trying to identify places where people want growth, and then talk how (Ann RH)

3. Comprehensive Survey #2 discussion

- what are the most essential questions for us to ask (re memo 'question list')?

- need to thin out what we do want to get this summer
- at independence day/jay day even fewer questions to lead discussion
- intriguing to have a topical section such as housing
- seeking feedback
- like have some specific topics on things like housing, families, trade-off growth & taxes
- specific changes such as hamlet expansion and water/sewer expansion have geotechnical and other details; opportunities also for adding moderate intensity or other classification changes
- significant developments developers have to pick up infrastructure change, but few developers want to work inside the blue line
 - example of Westport and North Elba hamlet expansions
 - after hurricane Irene county was considering request to do expansion for Ausable Forks; opportunity to recover that analysis (Matt S)
- need to consider how to work with Black Brook and Wilmington; part of 'leveraging resources'

4. Other summer engagements

- town newsletter opportunity for each working group/town committee to address what they want... or can put material in CPSB draft, looking for inputs
 - no limit on what we can put in newsletter
 - goal of getting distributed by 4 July; like inputs in two weeks; Matt S will do final edits
- how do we reach audiences we haven't been reaching?
 - more different ways to reach out; visit other events
 - if we can get survey done in next couple weeks, then link to newsletter
- do we do a third open house?
 - allows quality engagement a survey can't; have to choose venue carefully
 - group decided not have a third open house this summer because it isn't like to lead to reaching out to other demographics and we've got enough to do this summer

5. July 4th event

- how do we get best feedback from this event?
- need to have survey before then people can take on paper or cell phone
- how about a kid's table to engage kids, thereby allowing talk with adults? 4 July is a chaotic family event
- could have a map and sticker as in Chesterfield for people to identify locations where they do things and where they'd like to see new opportunities
- could also have a board for people to write things on a card or sticky note
- let's try some different things to see if they'll work; we'll learn things and then can decide what to do in future
- maybe plan a fall open house in Upper Jay; end of September/early October (Matt S)
 - some concern October will be local election season; possible campaign forum then
 - want to keep comp plan non-partisan
 - I think we should be away from entire political cycle; may get different town board (Wally W)

- September 6th is sustainability and energy session
- we'll have more data in August along with 4 July/Jay Day results; have more substance later in the fall
- importance of keeping survey simple and short (example of survey #1)
- we'll have ideas more than a plan for 4 July; so we'll have to do some planning on-line
- we'll also refine the survey on-line using email and by Zoom
- summer: get workshop result out; get survey out; have tables at events; possibly touch base with events such as fire district commissioner meetings
- discussion of some logistics for 4 July; stickers, boards, maps, tables, tent, QR code for survey

6. Next meetings

- Mon 21 Jul 2025, 6:30-8 pm
- Mon 18 Aug 2025, 6:30-8 pm
- Group recommended presentation at Republican meeting 18 June
- Ausable Acres Property Owners Association 5 July presentation

7. The meeting adjourned at 7:00 pm.

Respectfully submitted, Wally Walters, Board Chair

A video recording of the session with transcript assisted in preparation of these notes

[\[https://youtu.be/pk5aeaZx9vE\]](https://youtu.be/pk5aeaZx9vE)