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Town of Jay Planning Board

Public Hearing – Segard Subdivision

April 8, 2026 | 5:30 PM

Attendance

- **Board Members Present:** Melinda Beuf (Chair), Wally Walters, Mike Straight, Frank Pagano, Matt Gillman
- **Guests Present:** Matt Vincent, Dawn Delmont, Frank Krueger, Steve Forbes, Mark Buckley, Liz & Charlie Segard
- **Absent:** Dustin Frederick

Public Hearing: Segard Subdivision (Route 86)

Project Overview: Continuation of a proposal for a subdivision on 98 acres including two driveway access points on Route 86.

- **Public Comments & Correspondence:**
  - **Gould Correspondence:** The Board read comments from the Goulds regarding concerns over zoning, noise, and architectural review. They requested lot line setbacks and cohesive architectural styles.
  - **Proposed Restrictions:** Potential conditions discussed include a 20-foot minimum setback from property lines, a road maintenance agreement, and rustic/wood siding requirements (no manufactured/mobile homes).
  - **Fire Department Requirements:** Fire Chief Jamie Coolidge requested 20-foot wide roads with 2-foot shoulders, a road maintenance agreement, and hammerhead turnarounds for emergency vehicles.
  - **Site Ingress/Egress:** Discussion regarding the two proposed driveways; one serves seven lots while the other serves a single lot. The Board clarified that a 24-foot width would not be required for the single-lot driveway.
- **Action:** Motion to keep the public hearing open until **May 13, 2026, at 5:30 PM**.
  - **Motion:** Wally Walters | **Second:** Mike Straight | **All in Favor**