



TOWN OF JAY

Office of the Planning Board

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Carol Greenley Hackel
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Town of Jay Planning Board

Regular Board Meeting

April 8, 2026 | 6:00 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

Approval of Minutes

- **Public Hearing Minutes- March 11, 2026:** Motion to approve.
 - **Motion:** Wally Walters | **Second:** Mike Straight | **All in Favor.**
- **Regular Meeting Minutes- March 11, 2026:** Tabled until May to ensure accurate capture of the comprehensive plan discussion.

Applications & Updates

- **Segard Application:**
 - Test pits are scheduled to begin Friday, April 10.
 - DOT approval is estimated within 30 days of submittal.
 - Wally Walters suggested sitting down with the Segard's to review all public concerns for clarity.
- **Correspondence:**
 - **Sawyer/Mallette:** Notification received regarding a building permit for a commercial cabinet-making building on Route 9N.
 - **New Vida Resort:** Requested a letter of support for potential investors. The Board deemed this inappropriate given their regulatory authority over the property.
 - **Motion to decline letter:** Mike Straight | **Second:** Wally Walters | **All in Favor.**
 - **National Register Notice:** The Hamlet of Au Sable Forks has been placed on the National Register of Historic Places.



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Board Business

- **Member Renewals:** Matt Gillman's term has been updated/renewed.
- **Vacancies:** The Board continues to look for a new regular member to fill an open seat; no inquiries have been received via email yet.
- **Training:** Multiple members will attend the APA Planning Conference in May.

Comprehensive Plan Update

- **Community Profile:** The 295-page formatted "Community Profile" is complete.
- **APA Briefing:** Supervisor Matt Stanley provided a "Community Spotlight" briefing to the APA board on March 19. The APA agreed to support the town with land assessments and model planning regulations.
- **Draft Recommendations:** Recommendations are being broken into three priority tiers. Key goals include:
 - Maintaining the character of the Town of Jay.
 - Creating a community attractive to young families and seniors.
 - Exploring "Form-Based Code" to simplify regulations while maintaining local control.

Adjournment

- **Adjournment Motion:** Wally Walters | **Second:** Mike Straight | **All in Favor.**
 - **Meeting Adjourned:** 7:12 PM.
- **Next Meeting:** May 13, 2026, at 5:30 PM.