

TOWN OF JEFFERSON PLANNING BOARD

Meeting Minutes

April 7, 2026

Members Present: Bill Farren (Chair), Dana Clark, Gary Olsen

Members Absent: Joan Jackson

Others Present: Tim Libby, Joe Russano

Chair Bill Farren called the meeting to order at 6:02 PM.

Bill shared the March 3, 2026 meeting minutes and provided an update on Action Items.

Bill moved to **APPROVE** the minutes as submitted. Second by Dana. All in favor, 3-0.

PUBLIC COMMENT None

NEW BUSINESS

Midcoast Conservancy (Map 007, Lot 023), 0 Musquash Rd.

Midcoast Conservancy's Tim Libby, Forest & Lands Manager, described the project as closure of an unregistered gravel pit, slope regrading, defunct asphalt road and culvert removal and restoration of wetlands. SWCA Environmental Consultants developed the restoration plan. It is funded with a grant from the Maine Natural Resource Conservation Program. Permits are being taken out across federal, state and local authorities:

U.S. Army Corps of Engineers New England District	Nationwide Permit WP-27 (Aquatic Habitat Restoration, Establishment, and Enhancement Activities)
Maine Dept. of Environmental Protection - Bureau of Land & Water Quality	Natural Resources Protection Act (NRPA) Permit Chapter 305 Permit by Rule (PBR) Section 13 (Habitat creation or enhancement and water quality improvement activities)
	Section 401 - Water Quality Certification
	National Pollutant Discharge Elimination System (NPDES) program - Notice of Intent
	Maine's Stormwater Management Law 38 M.R.S. § 420-D Chapter 500 – Stormwater PBR application
Town of Jefferson	Building Permit – Wetlands restoration per Shoreland Zoning Ordinance

There was a brief discussion period to clarify the intent, scope and timing of the project. It will begin in June with plantings to be done in 2027.

Bill moved to **APPROVE** the permit as submitted. Second by Dana. All in favor, 3-0.

Shoreland Zoning Violation (Map 042, Lot 053), 10 Seeger Lane

Bill provided an update on the memo he sent to the CEO and Select Board on March 30th regarding a perceived shoreland zoning at 10 Seeger Lane. The memo was sent because multiple stumps from the trees on the shore of Davis Stream (that had initially be cut down last fall) were removed a couple of weeks ago. Removing tree stumps less than 75' from the shoreline is prohibited per Maine's shoreland zoning law and the town's shoreland zoning ordinance.

Bill attended the Select Board on April 6th to back the memo. CEO Donald Waltz said that after receiving the memo, he walked the property and found that the stumps were cut to the surface and the root systems were not removed. He also had the replanting plan in-hand and he would follow-up with the owner on the timing of replanting hardwood trees, which would be about 6' tall.

Selectperson Clark asked Donald to take pictures for the record.

With this new information, Bill acknowledged there was no apparent violation with the stumps and satisfied that the replanting plan will be monitored by the CEO.

Proposal for Septic System Inspection for Shoreland Zone Properties

Bill presented a proposal for a new septic system inspection ordinance for properties in the shoreland zone. The proposal addressed water quality concerns, demographics, financial impact to the town and a recommendation for a new ordinance. The ordinance would 1) Implement Maine law 30-A M.R.S. §4216 requiring all septic systems located in the Shoreland Zone be inspected whenever the property is transferred and 2) Require septic system inspections for properties in the shoreland zone every 5 years.

There was a lively discussion on why this should be done, how it would be implemented and who would pay for the inspections. As for the "why", there is mounting concern that the town's waterbodies are at risk from aging septic systems in the shoreland zone and that proactive actions should be taken to prevent significant water quality issues. As for the "how", there would first need to be a consensus with the Planning Board to move forward. Then, the Select Board would need to approve it to be a warrant article for a future town vote. If approved, it is envisioned to be phased in over time. As for the "who", the property owner would pay for the 5-year inspections. By law, the buyer pays for the inspection on property transfers.

As this was the initial discussion, there was agreement to TABLE this topic for further discussion at upcoming Planning Board meetings.

Action Item: Bill to research how Auburn and Raymond, ME implemented a similar ordinance.

OTHER BUSINESS : None

ADJOURNMENT

Bill moved to **ADJOURN** the meeting at 6:56 PM. Second by Gary. All in favor 3-0.
Next meeting: May 5, 2026 at 6:00 PM in the town office.

Respectfully submitted,

Bill

Bill Farren, Chair

William Farren

Dana Clark

Joan Jackson

Gary Olsen

Absent