

Dayton Planning Board August 11, 2015

Members Present: Rand Clark, Bruce Reynolds, Dan Plourde, John Boissonnault

Town Employees Present: Jim Roberts (CEO), Linda Bristol (Secretary)

Public Present: Lee Feldman, Southern Maine Planning and Development Commission and Jan Darling, Realtor with Maine Real Estate Network

Administrative:

Meeting Minutes from the July 7, 2015, meeting were read. Dan Plourde made a motion to accept the minutes. Bruce Reynolds seconded the Motion. All voted in favor.

Old Business:

None discussed.

New Business:

Lee Feldman discussed redoing Dayton's Comprehensive Plan which is due to be redone. He provided a handout of the Town's Plan. State certification is no longer required. The plan adopted in 2004 does not have State certification.

Lee suggested making the Plan user friendly. Use photos where possible. Reach out to the public with a survey. He will send sample surveys to Jim. The backbone of the Plan should be goals, policies, and strategies. Also include the State goal.

When going through the current Plan, if any goals have been achieved, they can be removed. If not achieved and they are important, they should be left in.

Bruce suggested sending the public survey first to see what is wanted.

Jim told Lee that we may need help with the maps and where development is occurring.

Lee suggested that Jim may want to contact Patty McKenna who is Lyman's CEO.

The Commission is available to do some sub-division advisement if needed.

Jim suggested that each member go over the current Plan and mark what has and has not been accomplished.

Jan Darling appeared before the Board to discuss a 68 acre parcel of land on the corner of Bickford and Hollis roads that a developer is interested in for cluster housing. Dayton requires quasi-public water and septic for cluster housing. The engineer stated that the quasi-septic would be cost prohibitive. She stated that Dayton is the only town around with this requirement and asked if we would consider individual septic systems. As we review the Comprehensive Plan, the Board said they would look at this.

A motion to adjourn was made by John Boissonnault. Bruce Reynolds seconded the motion. All voted in favor.

The meeting adjourned at 8:45 PM. The next meeting will be Tuesday, September 15, 2015, at 7:00 PM at Dayton Town Hall.

Date: _____

Linda Bristol, Secretary

Date: _____

Rand Clark, Chair

COPIES TO: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor
THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE
PARAPHRASED FOR CLARITY.