

Dayton Planning Board February 2, 2016

Members Present: Rand Clark, Bruce Reynolds, Dan Plourde

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

Public Present: Bill Harris, Dixie Harris, Keith Harris, Clint Harris, Rachel Harris, Chris Freeland, Gloria Gregoire, Rachel Smith, Michael Lamontagne and Scot Macdonald for Fred Gay's proposal. Donald Letendre, Megan Letendre, Donna Letendre, Jennifer Letendre, and Ryan Mucherino for Jennifer Letendre's proposal.

Administrative:

Meeting Minutes from the January 5, 2016, meeting were read. Dan Plourde made a motion to accept the minutes. Bruce Reynolds seconded the Motion. All voted in favor.

Old Business:

A Public Hearing was held for Jennifer Letendre's proposal for an event center. Rand had the Board introduce themselves to the public. He explained the Board's function and how the Board does not make the rules, but follows the codes.

Jennifer went over her proposal. She states that her parents bought 27 acres at 940 New County Road where her father operates D & L Upholstery. The event center would be located on this property. The soil test has been done. She has spoken with the Fire Chief. The building will be an open concept with doors that will open up and close. Talked about post and beam, but are revisiting that with trusses and beams and a way to put heat in with a granite fireplace at the end. The next step is to have the blue prints drawn up. She came with pictures to show styles. She will hold Friday and Saturday weddings. It will be geared toward weddings.

Rand said we will open it up now to the Group for comments or questions.

Rand then asked the Board if they had any questions. We have addressed parking, hours, all that sort of things.

Bruce asked if additional events were possible and Jennifer said there could be.

Jim asked about the hours of operation. Jennifer said that for weddings 10 PM would be the latest. If there were to be a morning function, it would be no earlier than 8:30 AM. Most weddings are not during the week. Very rare, but it costs less.

Rand asked for questions or comments from the public.

Dixie asked how many people will the building hold.

Jennifer said around 150-175, still working on the size and fire codes so may only be

125-150

Jim asked about her plans with her sister. She said that Megan went to school at UNH in an agricultural program. She just got back from working on a farm in Connecticut. Megan said the idea would be farm to table with local food. The farm she worked on had cooking classes for food grown on the farm. She learned from growing to final product. She would like to grow some herself.

Rand asked Jennifer about the Wishing Pond she had mentioned.

Jennifer said that is the name they picked. Also, there will be a dock to the four-acre pond with a basin at the bottom of the fountain where the bride could throw in a coin.

They have talked to a local caterer. They learned that there are so many local people who do many things. We want to do everything local.

Rand said we could be a destination place. People wouldn't have to go to another town.

Rand stated that the board has already decided it meets all the conditions.

Jennifer said they now have to find someone to do the commercial blueprints and go from there.

Jim said the next step will be for Jennifer to bring the building plans in for his review and approval.

Dan said the 10:00 P.M. hour should be made a condition. It looks like there will be plenty of parking (50+-).

Rand asked if there were any other questions.

Jim asked if there would be a buffer strip between the event center and the abutter.

Jennifer said they plan to put up a fence of something so you won't see the shop. There are already trees between the abutter. They want it to look nice.

Dan made a motion to approve the request with the condition that events end by 10 PM and a buffer between the Crocker property and parking lot. Bruce seconded the motion. All voted in favor.

A second Public Hearing was held for Fred Gay's application for a minor subdivision with Scot Macdonald present to represent Mr. Gay.

Rand confirmed that everyone on the Board got a checklist and asked Scot if everything had been done.

Scot said that everything on the checklist has been addressed.

Rand asked Scot if he would like to give an overview.

Scot said that the map now shows a more defined location of Whittier Stream with a 75 foot setback. He explained where the wells are on the lots and are shown on the map based on Fred's knowledge. The soil tests passed. The map shows where buffers need to be. There are notes on the map that no further subdivisions will be allowed without coming back to the Board. Building envelopes, zoning ordinances, and notes that Jim requested have been added to the map.

There are no major wetlands on the property.

Rand asked if there were any questions for Scot.

Chris Freeland asked where does the brook lay. Scot showed him on the map.

Gloria Gregoire asked how many more houses will be built.

Scot stated two.

Bill Harris said there is only a 75 foot setback on the brook. It should have a 150 foot setback. It flows year round regardless.

Jim explained that the DEP requires 75 feet. The Town can set stricter setbacks, but not less than 75 feet.

Bill asked what the name of the brook is.

Jim said Whittier Stream.

Bill asked where that came from and Scot stated Fred.

Bill said he doesn't think that is the official name. He said he has seen water cross road there and hopes attention is paid to the setback when the houses are placed.

Dixie Harris asked where the road to the back lot will be.

Scot stated it will be from the frontage.

Chris that it is ledge and asked if there will be blasting. Rand said it would have to meet guidelines.

Rand said the application meets requirements.

Jim stated that before any more lots could be built on that they will have to come back to

the Board.

Rachel Smith said if people move in with children, we will have to pay for Thorton Academy. She asked about an impact fee.

Jim said that there has to be a specific reason and it has to be proven to have an impact fee.

Rand asked what the impact fee would be for and Rachel said education.

Chris asked if it is 250 feet frontage for a house and Jim said yes.

Chris asked if there are any limitations how close his animals to the property line and fences.

Jim said there is a state law on spike fences.

Rand stated that people can't come in and just start building. Measures have been put in place to control building.

Chris stated that two or three lots were sold on Steele Road. Jim stated that there were two lots on each side of the road.

Chris asked if Fred is building spec houses and Scot said he is only selling the property.

After reviewing the checklist and findings of fact, Bruce made a motion and Dan seconded it to approve the subdivision with conditions. The secretary will draft a letter to Fred Gay for the Chairman's signature and mailing.

New Business:

An application has been received for a minor subdivision on Bickford/Hollis Road. Linda will call Steve Blake to see if he can attend the March 1, 2016, Board meeting. Update: This has been done and he will attend the meeting and drop off the \$400 fee to the Town Office.

Other Business:

Jim said there will be a Public Hearing on February 22, 2016, regarding changes for Shoreland Zoning and to revisit the fireworks ordinance and solid waste issues.

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

The meeting adjourned at 8:30 PM. The next meeting will be Tuesday, February 16, 2016, at 7:00 PM at Dayton Town Office. The meeting will be to go over the

Comprehensive Plan, Chapter 4, pages 57-66.

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.