

Dayton Planning Board July 1, 2014

Members Present: Rand Clark, Dan Plourde, Bruce Reynolds

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

Public: Keith Harris, Mark Mooers, Kim Mooers, Luis Rodriguez, Hilary Rodriguez, Sue Sydnor, Kristin Martin, Matt LeBlanc, Joanne LeBlanc

Administrative:

None discussed.

Old Business: None discussed.

New Business:

KEITH HARRIS, BARN ON ANDERSON ROAD: Rand asked Keith Harris to explain to the public attendees what it is that he would like to do. He would like to use a barn on his property for events, such as weddings and festivals. The barn, which measures 40 X 60 feet, is non-conforming as the front corner is 24 feet from the edge of the pavement. He would provide off-road parking. He would also like to move a small shed closer to the barn to be used for bathrooms; it would not be attached to the barn.

Rand asked the public attendees if there were any pros or cons. They said they were here for information.

Luis Rodriguez asked what kind of functions were planned and if there would be rowdy music or behind the barn functions. Also, he wanted to know the times of the events. Keith replied he was thinking of having weddings, anniversary parties, etc. The time would be up to the Board. He has no plans for behind the barn functions and no interest in fireworks.

Joanne LeBlanc asked where parking would be. Keith said it would be on the opposite side of the road where a house used to be. Joanne said people come around the corner pretty fast and wanted to know if there will be signs. Keith said that he will have signs and possibly a parking attendant if needed. Weddings would probably be on Fridays and Saturdays.

Joanne asked if there is a limit to the number of people for an event. Keith stated that is according to the square footage available and the fire department makes that decision.

Joanne asked if that is the same outside. Jim Roberts said Dayton does not have a mass gathering ordinance so it would be just inside.

Matt LeBlanc wanted to know if tents would be set up. Keith said there would not as parking will limit the number of people. He thinks it is wise to have off-street parking. Matt asked how many people. Keith said approximately 160. Matt wanted to know about tent capacity. Jim said it does not affect capacity, just inside. Matt asked if you had 400 people outside, with tents, would you sell alcohol. Jim said you need a license from the

state to sell alcohol. Matt asked if you wanted license to sell alcohol in the barn would it be for 160 people. How about tents? Rand Clark said for the barn he would need to go to the state. Outdoors has different laws.

Bruce Reynolds asked Keith if he was anticipating getting a liquor license. He said not initially. Caterers would be responsible. They would have to go to the Selectmen and the state.

Bruce asked what the hours of operation would be. Maybe Keith should lean toward setting a perimeter of hours.

Rand stated the Board wants to represent the interest of both parties and not set too many restrictions. We would like to give this the opportunity to work. At each step, there will be more reviews and approvals.

Sue Sydnor had a concern about hundreds of people because it would create more cars and more traffic. Cars come around the corner and she wants to know if there will be more signs.

Matt said he has no problem with what he knows at this point. If it is approved, would it set a precedent? What if he wanted to turn a barn into a Pub? Rand stated that even if the Board approved a Pub, it would step in at any time if there were issues.

Joanne said we are family and of course we want Keith to succeed. Because of this we would not go to him or to the town with any issues. Rand stated if there were issues, the board would hear about them and notices would go for a meeting to discuss.

Mark Mooers said he has no problem except with signage. (Also, Pumpkin Patch needs sign.) Keith agreed that signage is key. Eight Pumpkin Patch signs were stolen in one night. He may look into DOT signs, as they are more permanent, but it is rural Dayton and he does not like the way they look.

Sue wanted to know if it is zoned as farm land and will it now become commercial. Rand said no. Keith said the land is enrolled in the Farm and Open Space Program. Zoning is rural forest. Rand said rural characteristic are good, but barns are falling down everywhere. This is a way of using an old barn. For too many years the town has said no to business and now we should look into more business.

Luis asked if it is new business, what impact will it have on the abutters taxes? Jim said there would be no impact.

Matt asked if the land is in the program, can this be done? Keith stated that there are three acres that were not enrolled in the program.

Kim Mooers asked if he would be having weddings, birthday parties, anniversary parties, family reunions, these types of things. Keith said he would, but on in warm weather.

The barn is not heated so will not be used year round. He is not sure on the number of events that would be held. Rand is not sure that we would want to limit the number of events. Jim doesn't think we can.

Keith said we are all good neighbors and related. He hopes anyone would come to him with any issues.

Mark wanted to know if a conditional use permit is needed. Jim said that is not what he is here for. Dayton has no mass gathering ordinance. If you want to have 150 people at your house for a pig roast, you can.

Sue wants traffic, parking, noise figured out. Her mother does not want the Hells Angels there, or fireworks.

Rand said lots of people want to get married in a barn.

Keith said people go by the barn regularly. The outside needs to be as presentable as the inside.

Rand said we appreciate everyone coming and giving their input. The best thing you can do is to give Keith feedback.

Kim wanted to know if there is a date for this happening. Keith said even if the work can be done by October, there probably would be no weddings this fall. He would like to get the work done now while the weather is good.

Kim asked if there was a bachelor's party, would a license for alcohol be needed. Rand stated that would be done by the caterer.

Kristin Martin said now that the Town voted so caterers can obtain liquor licenses. Jim said that is right. Before, you couldn't even have wine. Keith said he has no desire to be a bartender. Matt asked if he meant long term. Keith said he will see how it goes. But, caterers can do it and it costs \$2400 to get a license from the state. Sue said it would be interesting to have a bachelor choose that as a venue. Matt asked if he rented the barn, could he bring a keg. Jim said you could, but the liability would fall on Keith. Keith was asked what the name of the business is. Keith stated Andersonville Recreation LLC.

Rand thanked everyone for coming and asked if Keith had any questions. Keith asked what is next. Rand said he thinks we can vote tonight.

Dan Plourde asked if we are giving a conditional use permit. Rand said we are deciding if one is needed. It was decided that one is not needed. It fits into Personal Services 1. We will just review as needed.

Jim said parking and signs are needed for each event. A year-round sign is permitted according to the ordinance. Bruce said there should be special signs for each event. Keith stated if the corner becomes a problem, he will look into cutting it back, but it is all ledge and could be costly. Keith said event signs should be more noticeable.

Dan stated that if there is no need for a conditional use permit, he sees no problem. There already is a noise ordinance. Jim said there is, but it is hard to enforce. Rand we don't want to set too many restrictions.

Dan asked why anyone would even want a tent. Keith said he doesn't know why either when they have the beautiful barn to use.

Dan asked about bathrooms. Keith said you need enough for the number of people. He asked if they could all be unisex. Jim said they could be. Keith wanted to know if the handicapped bathroom could be the unisex one? Jim said it could be.

No vote was taken as a voting quorum was not present.

Linda and Bruce need to be sworn in.

The meeting adjourned at 8:05 PM. The next meeting will be Tuesday, August 5, 7:00 PM at Dayton Town Hall. There is nobody on the Agenda.

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.

