

Dayton Planning Board July 12, 2016

Members Present: Dan Plourde, Bruce Reynolds, Darren Adams, Ryan Loshaw, John Boissonnault

Town Employees Present: Jim Roberts (CEO)

Administrative:

Meeting Minutes from the June 7, 2016, meeting were read. Ryan Loshaw made a motion to accept the minutes. Darren Adams seconded the Motion. All voted in favor.

Public Present: Keith Stone

Old Business:

Bruce brought up Mike Lamontagne and said that if he would make up his mind we would have another project. John asked if that wasn't on the agenda a month ago and Bruce said that it was but Mike needs his son to move forward.

Dan said the next item under Old Business is Chapter 5 of the Comprehensive Plan. Bruce asked if before addressing that if he could go over what he had found out about Saco's marijuana growing restrictions. He said that at the present time there is a moratorium on any new ones. Saco mirrors the State. They have to be in commercial zones, not residential.

Jim stated that that is a good idea. Bruce said Saco kept it simple. Zoning continues.

Jim said if the Planning board wants to have a plan that a Public Meeting will be needed sometime. Dan asked if we want to set one up and Jim said we need to look it all over and set up what we want for restrictions before we can have a Public Meeting. We may be ready by November. At some point we will also need a Public Meeting for the Comprehensive Plan. For the Plan every time a change is made a Public Meeting will be needed.

Dan thanked Bruce for checking into Saco's marijuana growing restrictions.

Chapter 5 of the Comprehensive Plan was reviewed with suggested changes and updates. Jim has sent zoning changing to the DEP for review. He hasn't heard back yet. Jim said some items were difficult to find like how many houses were sold and for how much. He thought maybe we could get Southern Maine Regional Planning to help as we have some money for that if we think it is important. Dan did not see a point to it or with development patterns. There really would not be much benefit to it.

Jim said the residential subdivision information is easy and he will do. He also has information from the principal and waiting to hear back from the fire department.

Dan asked about a committee Jim mentioned awhile back. Jim stated that he meant having the different departments go over our changes and make any others if necessary.

Jim said when we are almost finished he will put in on the Web site for all to see.

Also, Jim stated that a lot of pages can be taken out because the items have been done. Like the changes to the zoning have been done so they can be taken out.

Dan said that's it for the Plan for tonight. We can't over the revisions at the next meeting.

John asked when are we looking to have it done. Hopefully, by next June. Jim said it can be done by referendum. He will put in Drop Box so it can be looked at without having to print. At some point he will send to Southern Maine Regional Planning for a little guidance. They can look it over and then have someone come to a meeting. Maybe in September.

Bruce stated that Chapter 5 is basically statistical updates. Jim said most of which have been done and can be taken out.

New Business:

Keith Stone appeared before the Board with a Planning Board Request. His request is to construct a 24 foot by 36 foot addition to the existing restaurant (Gonneville Farms) at 419 New County Road. The addition will be for seating of up to 50 people and the addition of a men's and ladies' restroom.

Keith had a map with him and went over the plans. There will be a lean-to coming off the side of the building. There will be up to 50 seats. There may not be 50, but that is the threshold. Bruce said it looks like it is going very well and Keith said that it is. He said the problem is in the fall and winter when he doesn't have the luxury of outdoor seating. People may not come for fear of not getting a seat.

Bruce asked how soon he would like to start construction. Keith said as soon as he gets approval. He wants to be done by fall to keep the customer flow going.

Keith said he forgot to bring up that he had the septic system redone with a whole new field last year. The existing one was 30 years old. He had the new system designed for the additional seating and restrooms. Dan said that was very good thinking. He asked if the old system is disconnected. Keith said that it is abandoned in place.

Bruce asked how many restrooms and seats are inside now. Keith said he has one restroom for the employees and seating for 10. He is licensed for 15, but can only fit 10.

John asked Keith if he is adding more parking. Keith said that is his next plan and Darren asked if he is adding lines now.

Keith said that is on his agenda to do this year.

Jim said it won't be as bad in the winter and Keith agreed. Keith was asked if he will have a handicapped accessible parking spot. He is going to relocate the door so that is handicapped accessible and the parking spot will be close to the door.

Dan noticed that one parking space is needed for every three seats which would mean a minimum of 17 spaces are needed which he would like to see.

It was asked if a Public Meeting is needed. John didn't see a need for it as Keith is the abutter. He is not changing the driveway and he is not adding any curb cuts.

Dan confirmed that the parking will remain out front where it is now. When we write up the approval we will include the conditions for parking.

Keith said the fire department looked at everything when he opened the restaurant and will look again. The structure will conform to life safety regulations as well as ADA requirements.

Jim said Linda will send Keith a letter with conditions, including 17 parking spaces, plus one handicapped space and restrooms.

Dan asked for a motion to accept the proposal with conditions. Ryan Lowshaw made a motion to accept and Darren Adams seconded. All voted in favor.

Dan told Keith we will get the letter to him. Just wanted to be sure the process is not held up.

Jim asked Keith when he wants to start and Keith said he needs to get a permit from him. Jim gave him the application form to fill out.

Keith asked what his next step is and Dan said that Linda will send him a letter. Keith said she mentioned an application fee and he would be happy to write a check. Linda told him the fee is \$400. The Board was not sure, but will let him know.

A motion to adjourn was made by Darren Adams. John Boissonnault seconded the motion. All voted in favor. The meeting adjourned at 8:00 PM.

The next meeting will be on August 16, 2016, at 6:30 PM at the Dayton Town Office.

Linda Bristol Date: 8/16/16

Linda Bristol, Secretary

Dan Plourde Date: 8/16/16

Dan Plourde, Chairman

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