



TOWN OF DAYTON, MAINE PLANNING BOARD

Meeting Minutes
Tuesday, January 9, 2024, 6:30 P.M.
Dayton Town Hall
33 Clarks Mills Road

CALL TO ORDER & DETERMINATION OF QUORUM

Members Present: Shannon Belanger (Chair), John Boissonnault, Nick Donilon, Darren Adams, and Justin Lord.

Town Employees Present: Jim Roberts, Code Enforcement Officer and David Ordway, Town Attorney.

Meeting was called to order by Chair Shannon Belanger at 6:30 PM.

The Board is still in need of a Planning Board secretary position to be filled.

MINUTES

August 8, 2023

MOTION

Darren made a motion to approve the minutes with the correction to Justin's name. Seconded by Nick. All in favor. PASSED.

September 12, 2023

MOTION

Darren made a motion to approve the minutes as written. Seconded by John. All in favor. PASSED.

September 26, 2023

October 10, 2023

MOTION

Darren made a motion to postpone the September 26th and October 10th meeting minutes to a future meeting. Seconded by John. PASSED.

PUBLIC HEARINGS

None

DEVELOPMENT REVIEW & WORKSHOPS

- I. **AMENDMENTS PROPOSED TO ZONING ORDINANCE REGARDING ACCESSORY DWELLING UNITS AND AFFORDABLE DWELLING UNITS PER LD 2003 – Review draft and workshop initial comments**

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2 The last revised zoning ordinance document date was 8-23-2021. Shannon will complete all the
3 review comments from past workshops for the Board at the next meeting. The Board has
4 covered a lot of sections over the past few years.

5
6 LD 2003 requires the Town to enact ordinance changes by July 1, 2024. The LD2003 changes
7 are to be incorporated into the zoning ordinance document the Planning Board has been
8 working on. The draft ordinance should be finished by the Planning Board in March so it can be
9 present to the Selectmen in early April.

10
11 Town Attorney Mr. Ordway was present to assist the Planning Board in finalizing the edits to the
12 address LD2003 requirements. Dayton does not have a Designated Growth Area defined in our
13 Comprehensive Plan. The Town's Comprehensive Plan references growth areas but these are
14 not "designated growth areas" and this makes a difference. Shannon wanted this distinction
15 made clear and Mr. Ordway agreed.

16
17 Multifamily unit section requirements from LD2003 were reviewed. Many of these requirements
18 do not apply to Dayton as we are a Rural community with larger minimum lot size requirements.
19 Some updates to the Multifamily development zoning sections can be made.

20
21 Accessory dwelling unit requirements of LD2003 were reviewed. Parking cannot be required for
22 ADUs. The Planning Board wanted to keep many of the existing ordinance requirements as they
23 did not appear to be prohibited in the LD2003 requirements. These included maintaining the
24 requirement for ADU's to be occupied by family members and to maintain requirements for
25 ADUs to appear as a they are part of the single family home on the lot. Dayton must maintain its
26 rural character.

27
28 The next meeting will be held on January 23, 2024.

29
30 **ADJOURN**

31
32 **MOTION**

33 Motion by Darren, seconded by John to adjourn at 8:09 PM. All in favor. PASSED.
34

35 _____ Date: _____

36 Shannon Belanger, Chairman

37
38 Copies to: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor

39 THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE
40 PARAPHRASED FOR CLARITY.
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