



TOWN OF DAYTON, MAINE PLANNING BOARD

Meeting Minutes
Tuesday, January 23, 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

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

September 26, 2023

October 10, 2023

January 9, 2024

MOTION

Motion by Darren, seconded by John to postpone the review of the minutes. All in favor.
PASSED.

PUBLIC HEARINGS

None

DEVELOPMENT REVIEW & WORKSHOPS

I. AMENDMENTS PROPOSED TO ZONING ORDINANCE REGARDING ACCESSORY DWELLING UNITS AND AFFORDABLE DWELLING UNITS PER LD 2003 AND OTHER ONGOING ZONING ORDINANCE REVISIONS – Review draft and workshop

The Planning Board reviewed the Zoning Ordinance revisions drafted dated 1-22-24. Shannon explained that this document includes all the edits and revisions made by the Board over the last few years. Focus of tonight's workshop to being with the changed made to incorporate the LD2003 requirements.

Multifamily Development and cluster development ordinance sections were drafted. There are sections that speak to Elderly Housing and how low-income versus moderate-income is defined. These calculations are based on the York County Housing Authority. At the time of a development, affordability is determined by using the low or moderate income defined by the county.

Density bonuses could be considered for multifamily or cluster housing developments.

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2 The Town will also have an ordinance to update based on the FEMA required Floodplain
3 Management Ordinance changes. Jim will send Shannon the language FEMA provided for the
4 next meeting. This ordinance will also be on the July Town Meeting to vote.

5
6 Section 6.19 of the Zoning Ordinance will have to refer to the new Floodplain Management
7 Ordinance should that be enacted at Town Meeting. The date for that revised ordinance will
8 need to be inserted into 6.19 upon enactment.

9
10 The Planning Board discussed forwarding the revised zoning ordinance to the Town Attorney for
11 review prior to the Select Board meeting. Shannon will email the ordinance updates.

12
13 The Planning Board will plan to hold a public hearing on the Zoning Ordinance after the next
14 workshop in February.

15
16 The next Planning Board meetings are February 6th and February 27th.

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18
19 **ADJOURN**

20
21 **MOTION**
22 Motion by John, seconded by Darren to adjourn at 8:40 PM. All in favor. PASSED.

23
24 _____ Date: _____

25 Shannon Belanger, Chairman

26
27 Copies to: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor

28 THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE
29 PARAPHRASED FOR CLARITY.

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