



TOWN OF DAYTON, MAINE PLANNING BOARD

Meeting Minutes
Tuesday, February 27, 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
January 23, 2024
February 6, 2024

MOTION

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

PUBLIC HEARINGS

I. AMENDMENTS PROPOSED TO FLOODPLAIN MANAGEMENT ORDINANCE AS RECOMMENDED BY FEMA

The Planning Board opened the public hearing and invited comments.

Edward LeBlanc – asked why enacted the floodplain management ordinance changes? It seems to place more onto the Code Enforcement Officer. Who has flood insurance in Town now? He asked to Board to check on why this has to be adopted.

No other comments were offered.

MOTION

Motion by Darren, seconded by John to close the floodplain management ordinance public hearing. All in favor. PASSED.

1 **II. AMENDMENTS PROPOSED TO ZONING ORDINANCE REGARDING DEFINITION**
 2 **CHANGES/ ADDITIONS, ARTICLE V DISTRICT REGULATION UPDATES,**
 3 **PERMITTED USE CHANGES, ARTICLE VI UPDATES, ARTICLE VII**
 4 **PERFORMANCE STANDARD UPDATES INCLUDING CHANGES TO ADDRESS**
 5 **LD2003 STATE REQUIREMENTS FOR ACCESSORY DWELLING UNITS,**
 6 **MULTIFAMILY DEVELOPMENTS, AND AFFORDABLE DWELLING UNITS**
 7

8 The Planning Board opened the public hearing and invited comments.

9
 10 Ken Atherton – asked for a summary of the changes proposed.
 11

12 The Planning Board explained that the zoning ordinance has been under review by the Planning
 13 Board since 2018. Many of the changes were workshopped through 2021 addressing
 14 definitions, uses, zoning dimensional requirements and performance standards. More recent
 15 revisions were in 2023 due to LD2003 requirements coming from the State. Since LD2003
 16 changes must be adopted by July 2024 the Planning Board is presenting the zoning ordinance
 17 changes they have been working on for the past few years with the LD2003 changes. LD2003
 18 is an effort by the State to generate more housing. Areas such as Accessory Dwelling Units and
 19 Multifamily/ Residential Cluster Development standards for subdivisions were amended in
 20 Dayton’s Zoning Ordinance in an effort to comply with LD2003.
 21

22 Ben Harris – asked why the low income definition restricts to 50% to 80%.

23
 24 Low income is defined by the Housing Authority. 50% to 80% of the median income in York
 25 County is defined as Low Income. Very low income is less than 50%. Poverty is less than 30%.
 26

27 Keith Harris – Asked if Buzzell Brook was a defined stream or brook? Suggested that the Town
 28 look at creating an Agritourism definition. The state provides a lot of information on Agritourism.
 29

30 No other comments were offered.
 31

32 **MOTION**

33 Motion by John, seconded by Darren to close the zoning ordinance public hearing. All in favor.
 34 PASSED.
 35
 36

37 **DEVELOPMENT REVIEW & WORKSHOPS**

38
 39 **I. AMENDMENTS PROPOSED TO FLOODPLAIN MANAGEMENT ORDINANCE AS**
 40 **RECOMMENDED BY FEMA Workshop Public Hearing Comments and make**
 41 **recommendations to Board of Selectmen**
 42

43 Shannon said she can email Janet from FEMA for the new proposed maps. These maps
 44 showing the flood zone changes should be posted.
 45

46 Shannon will present any information found on why adopting these ordinance changes are
 47 necessary. If they are not adopted there are likely serious penalties.
 48

49 **MOTION**

50 Motion by John, seconded by Darren to forward the floodplain management ordinance changes
 51 to the Board of Selectmen for their consideration for upcoming Town Meeting. All in favor.
 52 PASSED.

