



# TOWN OF DAYTON, MAINE PLANNING BOARD

Meeting Minutes  
Tuesday, May 21, 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, and Darren Adams.

**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

### **MOTION**

Motion by Darren, seconded by Nick to postpone the review of September 26<sup>th</sup> and October 10<sup>th</sup>.  
All in favor. PASSED.

January 9, 2024

### **MOTION**

Motion by Darren, seconded by Nick to approve the meeting minutes as written. All in favor.  
PASSED.

January 23, 2024

### **MOTION**

Motion by Darren, seconded by Nick to approve the meeting minutes as written. All in favor.  
PASSED.

February 6, 2024

### **MOTION**

Motion by Darren, seconded by Nick to approve the meeting minutes as written. All in favor.  
PASSED.

February 27, 2024

### **MOTION**

Motion by Darren, seconded by Nick to approve the meeting minutes as written. All in favor.  
PASSED.

1  
2 **PUBLIC HEARINGS**  
3

4 None.  
5

6 **DEVELOPMENT REVIEW & WORKSHOPS**  
7

- 8 **I. TELECOMMUNICATIONS TOWER** – A Planning Board Inquiry by Antoinette Burns on  
9 behalf of of Tilson Technology Management, Inc. for the property located at 393 Clark  
10 Mills Road owned by David and Rose Marie Hill. The property is located in the Rural  
11 Forest and Critical Rural zoning districts. Tax Map 1, Lot 16. The applicant proposes a  
12 new 120' tall telecommunications tower is inquiring about the Conditional Use process.  
13 **Consider Inquiry and provide Conditional Use Permit information**  
14

15 Heather Carlisle and Lauren Ramirez were present from Tilson Technology. A 120' tall tower is  
16 proposed on a large parcel of land identified as Map 1 and Lot 16. The property has road  
17 frontage on Clark Mills Road and Hight Road. The tower lease area is 75' x 75' and access to  
18 be located off Hight Road.  
19

20 The Planning Board reviewed the Conditional Use Permit process with the representatives. The  
21 application should be filed out and filed with the Town Hall. Abutters to be mailed notification of  
22 the application upon its filing with Town Hall. The application fee must also be paid. Once it is  
23 filed the Planning Board can include the application on a future agenda. The Planning Board  
24 would then decide if a site walk of the property is to be held and could offer initial review  
25 comments on the proposal. The Planning Board would also consider if a public hearing would  
26 be scheduled at a future meeting. If a public hearing is required the applicant is required to  
27 provide the Town with escrow to cover the costs associated with the hearing newspaper ads  
28 and certified mail notices.  
29

30 The Planning Board members asked questions about the tower proposal. Are their certain  
31 providers anticipated on the tower? Verizon is planned and could include 2 others collocated on  
32 the tower. The tower would be approximately 120 in height. This is a standard tower height.  
33 There are fall zone setback requirements that will have to be reviewed and complied with. The  
34 Planning Board asked if any wetland delineation or vernal pool assessments were completed.  
35 The permit submission to address this information.  
36

37 The Planning Board would be seeking input from the Fire Department. Proper access to the  
38 tower is needed for emergencies.  
39

40 Darren suggested having cell tower radiation information available for meetings or the public  
41 hearing.  
42

43 The tower would meet FAA regulations as it is less than 199' feet in height.  
44

45 Construction of the tower typically takes 2 days to assemble.  
46

47 Jim Roberts suggested having a balloon available if a sight walk is scheduled to attendees  
48 could have a visual of what the tower may look like.  
49  
50  
51  
52

1 **OTHER**

2  
3 The next Planning Board meeting dates could be June 18<sup>th</sup>, July 16<sup>th</sup> and/or July 30<sup>th</sup> depending  
4 on if applications are submitted for review.  
5

6 **ADJOURN**

7  
8 **MOTION**

9 Motion by John, seconded by Darren to adjourn at 7:30 PM. All in favor. PASSED.  
10

11 \_\_\_\_\_ Date: \_\_\_\_\_

12 Shannon Belanger, Chairman  
13

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

15 THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE  
16 PARAPHRASED FOR CLARITY.  
17

DRAFT