



TOWN OF DAYTON, MAINE PLANNING BOARD

Meeting Minutes
Tuesday, August 8, 2023, 6:30 P.M.
Dayton Town Hall
33 Clarks Mills Road

CALL TO ORDER & DETERMINATION OF QUORUM

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

Town Employees Present: Jim Roberts, CEO

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

July 11, 2023

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. **SWAN POND CREEK SOLAR PROJECT** – BWC Swan Pond Creek, LLC c/o Alan Robertson, applicant; John and Linda Fenderson, owners. Conditional Use Permit Amendment for a 39.66 acre Large Scale Solar Energy System on a 120.74 acre parcel of land located off of Wadlin Road and South Street. The amendment seeks a construction commencement extension and change the racking system to single-portrait, single axis tracker system to reduce the array height by approx. 6' further reducing visibility to South Street. No change to the overall project footprint, utility connections or other site plan requirements. The property is located within the Rural Fields District and Village District with 150' Brook Buffer from Swan Pond Creek. The property is identified as Tax Map 3, Lot 62. **Consider receiving the Conditional Use Permit, workshop the changes proposed, discuss if a site walk or public hearing are necessary, consider draft Findings**

Colin Sexton was present from Blue Wave. The Planning Board reviewed the proposed changes. The solar energy system facility to continue to maintain 20' wide access roads within the facility. The proposed axis system is found to produce less noise than the prior approved system. The axis system uses ground screws to secure the solar arrays. Grazing of sheep is still an option for grass maintenance but it may no longer happen. If not, the property would be

1 mowed twice a year. Culvert installation was discussed. DEP requires installation during a
2 certain window to minimize habitat impacts. The culvert installation would occur in the coming
3 month or two.

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5 The Planning Board discussed if another site walk was necessary based on the changes
6 proposed.

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8 **MOTION**

9 Motion by Darren, seconded by Justin to waive a site walk. All in favor, Shannon Belanger
10 abstained. PASSED.

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12 The Planning Board discussed if a public hearing would be necessary for the solar energy
13 system change proposed. Abutters were mailed notification of the proposed changes.

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15 **MOTION**

16 Motion by Darren, seconded by Justin to waive a public hearing. All in favor, Shannon Belanger
17 abstained. PASSED.

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19 Revised plans to be provided no later than 8/22 for the 9/12 Planning Board meeting. Colin
20 Sexton will work to get the plan revisions as soon as possible. Colin will contact the Town prior
21 to commencement of the culvert installation.

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23 **OTHER BUSINESS**

24
25 The next meeting will be held on September 12, 2023.

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27
28 **ADJOURN**

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30 **MOTION**

31 Motion by Darren, seconded by Justin to adjourn at 7:15 PM. All in favor. PASSED.
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33 _____ Date: _____

34 Shannon Belanger, Chairman

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

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