



TOWN OF DAYTON, MAINE PLANNING BOARD

Meeting Minutes
Tuesday, September 12, 2023, 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: none.

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
August 8, 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 workshopping compliance of Conditional Use Permit and review draft Findings of Fact & Decisions for possible approval**

Colin Sexton, Weston Sampson and Rob Bukowski were present from Blue Wave.

1 Shannon outlined plan review comments were clarification or corrections were needed.
2 Overhead utilities were corrected to comply with prior approvals. The stormwater changes
3 proposed are considered a minor revision with DEP. Permit approval is expected within the next
4 2 – 4 weeks from DEP. The perimeter fencing height is 8 feet tall.
5

6 The access drive off South Street was discussed. This access is to the proposed utility poles
7 located off of South Street. The car turnaround was requested by the Planning Board to be
8 relocated away from the abutting lot line located to the east of the drive. The Planning Board
9 discussed the abutter and if screening is needed based on the access drive change proposed.
10 The Planning Board found no additional screening or buffering would be required along the
11 utility pole access drive. This access drive may require an MDOT entrance permit, the applicant
12 to coordinate.
13

14 The plan revisions were discussed further. The purpose of this plan note is needed. Draft
15 Findings of Fact & Decisions can be prepared for the next meeting.
16

17 **MOTION**

18 Motion by Darren, seconded by John to continue the workshop to the next meeting. All in favor,
19 Shannon abstained. PASSED.
20

21 **II. HARRIS DAIRY FARM SOLAR ARRAY** – Harris Dairy Farm, owner; ReVision Energy,
22 Allison Barber, applicant. Conditional Use Permit Inquiry to construct a Medium Scale
23 ground mounted solar array with approximately 2,088 SF in surface area on the property
24 located off 262 Buzzell Road within the Rural Fields District. The arrays to be fixed and
25 have no moving components and to stand 10-12 feet in height. The property is identified
26 as Tax Map 3, Lot 40-3. **Review Inquiry and determine if a site walk is necessary**
27

28 Allison Barbour of ReVision Energy was present. She provided the application fee.
29

30 The Planning Board heard the presentation of the proposed medium scale ground mounted
31 solar array proposed on the field located off Buzzell Road. The solar array to be about 2,088 SF
32 in area and will be located off the existing driveway that serves the dwelling to the back of the
33 lot.
34

35 The Planning Board discussed if a site walk of the property was necessary. The Board felt the
36 proposed solar array was small enough in size, would be located centrally on the property and
37 many are familiar with the Dairy Farm and the proposed location.
38

39 **MOTION**

40 Motion by Darren, seconded by Nick to find that a site walk of the property is not necessary. All
41 in favor. PASSED.
42

43 Shannon reminded Allison to send abutter notices out by tomorrow so they would be aware of
44 the 9/26/23 Planning Board meeting.
45

46 **OTHER BUSINESS**

47
48 I. The next meeting will be held on September 26, 2023.
49
50
51

1 II. Conditional Use Permit and Inquiry Form revisions were reviewed by the Planning
2 Board. Shannon to upload them to the website so applicants can use these forms
3 moving forward.

4 **MOTION**

5 Motion by Darren, seconded by John to approve the updated forms for posting. All in favor.
6 PASSED.

7
8 III. Pumpkin Valley inquired via email about the next steps needed for Conditional use
9 permit approval for the site located off Route 35. Shannon provided the form and
10 outlined some recommendations on how they can proceed with having a site plan
11 drafted for the Commercial Recreation use which requires Planning Board approval.

12
13
14 **ADJOURN**

15
16 **MOTION**

17 Motion by Darren, seconded by John to adjourn at 7:45 PM. All in favor. PASSED.

18
19 _____ Date: _____

20 Shannon Belanger, Chairman

21
22 Copies to: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor

23 THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE
24 PARAPHRASED FOR CLARITY.