

Dayton Planning Board
March 15, 2016

Members Present: Rand Clark, Bruce Reynolds, Dan Plourde, Darren Adams

Town Employees Present: Jim Roberts (CEO), Linda Bristol (Secretary)

Public Present: Steve Blake (BH2M) representing Mezoian Development LLC

Administrative:

Meeting Minutes from the February 2, 2016, meeting were read. Dan Plourde made a motion to accept the minutes. Bruce Reynolds seconded the Motion. All voted in favor.

Old Business:

None discussed.

New Business:

Steve Blake appeared before the Board to present an application from Mezoian Development LLC for a 3-lot conventional minor subdivision at the intersection of Bickford and Hollis Roads. Steve stated that Mike Mezoian has about one-half of the land under contract (28 acres). There are 33 acres remaining.

The surveying has not been completed yet. There are some wetlands which have been allowed for. There will be individual driveways for each lot. One would be on Hollis Road and the other two would be on Bickford Road. Each lot will have its own septic and water.

Each lot has five acres. One lot is a little bigger. Steve showed the Board the preliminary sketch plan. The rest of the field work should be done in the next couple weeks.

Jim asked about soil tests. Steve said they had not been done yet, but will be in the near future by the same person who did the wetlands.

Dan said the boundary that lines the road appears to include a portion of Bickford Road. Steve stated that the portion of the road on the property could be deeded to the Town.

Dan asked if the road is wide enough. Jim said it wouldn't be now, but at the time it was.

Steve said that they still have work to do to determine for sure if a portion of the road is on the property. Bruce said if deeded they would have to work with the town to get that done. It will be interesting to see how much of the road is actually on the property.

Dan asked if he would have this information when he comes back and Steve said he would.

Rand asked why five acres and Jim stated that's what you need for this. Rand asked about cluster housing. Steve said they would look at that but that needs one common sewer and water.

Dan said the land looks pretty flat and Steve said it is very flat.

Dan said he thinks we should let him move ahead and Rand didn't see any reason why not.

Rand asked Steve if he had been involved with cluster housing. Steve said he had, but mostly with town water and sewer.

Steve will return for the April 19th meeting when a Public Hearing will be held.

Other Business:

Scott Therrien came in with some questions about a conditional use permit that he wants to file. He is looking to have a bait and tackle shop on his property at 47 Rumery Road. He has a screen house that he wants to move.

Rand asked if this would be fresh water or salt. Scott said just fresh water.

Rand asked how the property is zoned and Jim said it is commercial.

Dan asked if retail is allowed in commercial and Jim said that it is.

Rand asked if there were any other buildings. Scott said he has one tank now and wants to put in another tank. He gets 4,200 gallons of water a day.

Jim asked if he needs anything from the state. Scott said he already has a bait license to sell wholesale and will contact the State to update it to retail.

Scott wanted to know if his 3.2 acres is enough and that is okay. He said the State comes and tests his water and it is perfect. He is going to run electricity from his house.

He will come back to the April 5th Board meeting with a sketch and his license. He will bring the \$400 application fee with him.

A motion to adjourn was made by Bruce Reynolds. Dan Plourde seconded the motion. All voted in favor.

The meeting adjourned at 8:00 PM. The next meeting will be Tuesday, April 5, 2016, at 7:00 PM at the Dayton Town Office. The meeting will be for Scott Therrien's presentation for a Conditional Use Permit and to go over the Comprehensive Plan, Chapter 4, pages 57-66. The following meeting on April 19, 2016, at 7:00 PM at the

Dayton Town Office will be a Public Hearing for Mezoian Development's application for a minor subdivision.

Date: _____

Linda Bristol, Secretary

Date: _____

Rand Clark, Chair

COPIES TO: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor
THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE
PARAPHRASED FOR CLARITY.