



TOWN OF DAYTON, MAINE PLANNING BOARD

Meeting Minutes
Tuesday, December 21, 2021, 6:30 P.M.
Dayton Town Hall
33 Clarks Mills Road

CALL TO ORDER & DETERMINATION OF QUORUM

Members Present: Shannon Belanger (Chair), Bruce Reynolds, and Justin Lord.

Town Employees Present: Jim Roberts, CEO

Public: None

Meeting was called to order by Chair Shannon Belanger at 6:30 PM.

MINUTES

July 13, 2021
July 27, 2021
August 24, 2021
September 21, 2021
October 19, 2021

MOTION

Motion by Bruce, seconded by Justin to postpone the review of other minutes until they are available. All in favor. PASSED.

DEVELOPMENT REVIEW & WORKSHOPS

I. ZONING ORDINANCE – review possible draft changes

The Board may want to include a performance standard section and definitions for tiny homes.

Medical Facility use and definition to be added.

The Board reviewed all sections up to section 6.9. They will begin continued review at the next meeting starting at section 6. 10.

II. TIF POLICY– review draft TIF Policy

MOTION

Motion by Bruce, seconded by Justin to postpone the review of the TIF Policy to a future meeting. All in favor. PASSED.

OTHER BUSINESS

1 subject property isn't part of the Brookside II Subdivision but was approximately depicted on that
2 subdivision plan as an abutting lot. Some of the boundary information is useful.

3
4 The Board remains concerned about lot coverage and drainage. Shannon believes over an acre
5 of area that was once all wooded has been disturbed. If this is the case a Stormwater Permit
6 from MDEP would be required. If 3 acres or more is disturbed, then a Site Law Permit may also
7 be required. Shannon will review further and reach out to Mr. Poirier with the information
8 needed.

9
10 **II. ZONING ORDINANCE – review possible draft changes**

11
12 The Board began review of definitions. Uses listed in the use chart should be defined. Use
13 terms should be consistent with definition terminology as well. Lodging definitions were
14 discussed. Animal shelter definition to be added. Multifamily Development to required Planning
15 Board review. Storage/sludge to have a definition.

16
17 **III. TIF POLICY– review draft TIF Policy**

18 **MOTION**

19
20 Motion by Darren, seconded by John to postpone the review of the TIF Policy to a future
21 meeting. All in favor. PASSED.

22
23
24 **OTHER BUSINESS**

25
26 Jim Roberts informed the Board about a complaint regarding Dayton Trailer Sales sign location.

27
28 **ADJOURN**

29
30 **MOTION**

31 Motion by Darren, seconded by John to adjourn at 8:08 PM. All in favor. PASSED.

32
33 Shannon Belanger Date: 5/23/2023
34 Shannon Belanger, Chairman

35
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.