

**Dayton Planning Board**  
**December 27, 2016**

**Members Present:** Dan Plourde, Bruce Reynolds, Darren Adams, Ryan Loshaw

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

**Public Present:** Marlene Buda, Susan Buda, Jason Buda, Christy Norton, Dennis Buda, Daniel Yarumian (Land Surveyor)

**Administrative:**

Meeting Minutes from the December 13, 2016, meeting were read. Darren Adams made a motion to accept the minutes. Bruce Reynolds seconded the Motion. All voted in favor.

**Old Business:**

Buda Subdivision off Buda Road.

Dan asked for a brief description of what the family is planning to do.

Marlene said the land is being subdivided to clear up family matters. There were no wills when her grandparents passed away. They want to subdivide so everyone is responsible for their own land. This is mainly to clear up everything for the family. Since the last time they were in, some family members have been bought out so there are fewer lots now. They wanted to do the map first and bring it in and then stake out the lots.

Dan asked if there were any questions from the Board.

Marlene asked if the Board has the first map. The Board has it.

Susan said that three family members have sold their shares so lots are now down to eight from ten.

Marlene said that there are 130 acres to divide.

Susan said they have never been able to do anything with the land. Now six cousins and two others find that it is feasible to do something.

Dan asked if they have any plans to improve the road.

Marlene said she knows they have to come back to the Board if anyone decides to build off Anna's Way.

Jim asked who will be responsible for the road.

Marlene said that is something that they need to discuss.

Jim reiterated that his question is who is responsible for the road.

Susan said she is on Anna's Way and wants to know what she would have to do.

Jim said with one house you have a gravel road, but with a second house the road needs to be 20-feet wide. The Board would like to have an agreement in writing as to who will be responsible for the road improvements.

Susan said that they can work something out.

Jim said that two test pits are usually required, but you only have one for each lot on the map.

Marlene said if the Board requires two on each lot, they will find the money to do it.

Jim said it is required for soil suitability. In addition, a back up reserve test pit is needed. One more on each lot.

Susan said more may have been done and she will ask (Daniel Yarumian).

Jim said that they should send a packet to the Saco River Corridor folks.

Dan asked if each lot has a building window outside of the Corridor.

Jim explained to the Selectmen, Scott Littlefield, Dan Gay, and Jarrod Harriman, who had joined the meeting, what the Budas want to do.

Dan asked if lots 5-8 would be developed later.

Susan said they would.

Jim noted that lot 3 does not have enough frontage on Buda Road.

Jim stated that lots 1, 2 and 4 or 1, 2, and 3 can build without improvement to the road. But one house on Anna's way and then improvements need to be done.

Jim said if they build on both lots 3 and 4, they need to bring the road to 20 feet. End of 275 feet from Buda Road.

When the 4<sup>th</sup> house is built, the road will need to be brought up to Dayton standards with culverts, etc. The Board will need a written agreement on who will be responsible.

Susan asked the Selectmen about the road and the issue that abutters have with the intersection.

Scott said that they are not going to do anything now, but that they have talked about it. They are not going to put money into it now until they know what is going in.

Jarrold said the Town has a fixed budget for roads. The Selectmen understand the challenge. They would put Buda Road in line with the other roads. They are aware of the issue.

Susan asked if the Fire Department should be made aware and Ryan said that they should as there needs to be access to water.

Jim said the agreement on the road responsibility should be made in writing before the first house is built.

Marlene recapped what is needed:

Two test pits because each lot needs a reserve.

The Board will send to the fire department in regard to water requirements.

The Budas will send to the Saco River Corridor folks. The Board needs a response from them.

Dan said that a turn-around with an easement is needed where the 20-foot road ends.

Dan asked them to come back with the final plan and the road agreement. A Public Hearing can be scheduled after that. He said the Board is all set for now.

Bruce also noted that the Board is all set and thanked them for coming in.

Dan asked where we are on the Comprehensive Plan.

Jim said we should go over it one more time. Look at the TIF zones, then schedule a Public Hearing.

**New Business:**

None Discussed.

A motion to adjourn was made by Bruce. Darren seconded the motion. All voted in favor. The meeting adjourned at 8:00 PM.

The next meeting will be on January 31, 2017, at 6:30 PM, at the Dayton Town Office.

Linda Bristol Date: 1/31/17

Linda Bristol, Secretary

Dan Plourde Date: 1/31/17

Dan Plourde, Chairman

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