



# TOWN OF DAYTON, MAINE PLANNING BOARD

Meeting Minutes  
Tuesday, March 28, 2023, 6:30 P.M.  
Dayton Town Hall  
33 Clarks Mills Road

## **CALL TO ORDER & DETERMINATION OF QUORUM**

**Members Present:** Shannon Belanger (Chair), Darren Adams, John Boissonnault, Chris Belanger (arrived late), Nick Donilon, and Justin Lord.

**Town Employees Present:** Jim Roberts, CEO

**Public:** None

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

The Board is still in need for the Planning Board secretary position to be filled.

## **MINUTES**

September 21, 2021  
October 19, 2021  
December 21, 2021  
January 24, 2023

September 21, 2021 meeting minutes were reviewed.

### **MOTION**

Motion by Darren, seconded by Justin approve the minutes as written. All in favor. PASSED.

January 24, 2023 meeting minutes were reviewed.

### **MOTION**

Motion by Darren, seconded by John approve the minutes as written. All in favor. PASSED.

## **DEVELOPMENT REVIEW & WORKSHOPS**

- I. **ERICA LEBLANC SWIM LESSONS** – Erica LeBlanc, applicant. Matthew LeBlanc, owner. Seeking approval to operate a Personal Service Business to teach survival swim lessons. The property is located within the Rural Forest Zone. 5 Whispering Willow Lane. Tax Map 5, Lot 19-2. **Review and comment on Planning Board Request Form**

Erica Mackenzie LeBlanc was present. She described the business she was interested in starting up. A 15' x 17' pool would be erected in the garage which is attached to her and her husband's home. The pool would be used for survival swim lessons. The swim lessons would occur 5 days a week for children 6 years of age or younger. Only one child is given lessons at a time. Erica is a certified survival swim instructor and would be working with the children.

1 Shannon asked if there is any flooring put in place below the pool. Erica explained that there is  
2 a padded no-slip type surface that would be laid out around the pool. The garage will also be  
3 well ventilated. The garage has heat.

4  
5 Shannon explained that based on the use described this application falls under a Personal  
6 Service Business use which requires a Conditional Use Permit with the Planning Board.

7  
8 The Board discussed whether a site walk of the property would be necessary once the  
9 Conditional Use Permit was applied for. The Board felt that there would be little to no exterior  
10 site improvements to operate the business. Only one customer is served at one time so parking  
11 requirements would be minimal and adequately accommodated by the existing driveway.

12  
13 Shannon will email Erica the Conditional Use Permit application and is available to help answer  
14 any questions. The Board typically meets once a month but can meet twice a month based on  
15 application submissions. The next meeting could be April 11<sup>th</sup> or 28<sup>th</sup> if a submission comes in.

16  
17  
18 **OTHER BUSINESS**

19  
20 Next meeting to be held on April 11<sup>th</sup> or 28<sup>th</sup> if projects are ready for review.

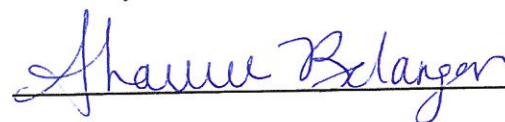
21  
22 The Board asked what update there was regarding the Poirier MDEP permit. Shannon only  
23 received a response that Mr. Poirier had heard from MDEP about his inquiry. It didn't sound like  
24 the actual DEP permit application had been filed yet, however. Shannon asked Mr. Poirier if an  
25 application was filed but hasn't received additional information back yet.

26  
27 The Board asked if any update is available on the Solar Project at Swan Pond Creek.  
28 Shannon's last inquiring in December was that negotiations were stalled with the landowners.  
29 They were hopeful they would have a resolution. Shannon will email Blue Wave Solar again to  
30 see if they were able to sort out the lease.

31  
32 **ADJOURN**

33  
34 **MOTION**

35 Motion by Chris, seconded by John to adjourn at 7:00 PM. All in favor. PASSED.

36  
37  Date: 5/23/2023

38 Shannon Belanger, Chairman

39  
40 Copies to: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor

41 THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE  
42 PARAPHRASED FOR CLARITY.  
43