



TOWN OF DAYTON, MAINE PLANNING BOARD

Meeting Minutes
Tuesday, May 23, 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, 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

October 19, 2021
December 21, 2021
March 28, 2023

October 19, 2021 meeting minutes were reviewed.

MOTION

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

December 21, 2021 meeting minutes were reviewed.

MOTION

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

Marhc 28, 2023 meeting minutes were reviewed.

MOTION

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

PUBLIC HEARINGS

None

1 **DEVELOPMENT REVIEW & WORKSHOPS**

2
3 I. **EGGS PLUS FARM FARMERS MARKET – Samantha Gaboury, applicant. Patricia**
4 **and Barton Soule. Seeking approval to operate a Farmers Market. The property is**
5 **located within the Mixed Use District. 24 Jessica May Road. Tax Map 2, Lot 12-D-6.**
6 **Review and comment on Planning Board Request Form**
7

8 Samantha Gaboury was present. She described what she was proposing on her grandparent
9 land located off 24 Jessica May Road. She is hoping for 5-8 vendors who sell produce, crafts,
10 and other locally made or produced items. She would like to operate just 2 days a week,
11 Saturday and Sunday only. If the business grows maybe there could be a change to the days it
12 operates. The season would be around May to October.

13
14 The Board said the use proposed is similar to a Flea Market use and the permitted use chart
15 allows a use similar to a permitted use. A Farmers Market would be a similar use.

16
17 There is a house on the lot beyond the tree line further in off Jessica May Road. The farmers
18 market would only be within the open field that exists and not impact the home.

19
20 The Planning Board instructed Samantha to fill out a Conditional use permit application and pay
21 the required fee. Abutters should be mailed notice of the conditional use permit filing and given
22 a description of what is proposed.

23
24 Samantha described the hope to also operate a food truck during the farmers market hours.
25 The Board discussed the food truck and it would be a similar use to a Fast-Food Restaurant
26 type use.

27
28 If the Conditional use permit is filed with the Town by May 30th the Planning Board could hold a
29 site walk the week of June 5th to the 9th. The site walk time would be around 5 or 6pm. The
30 Planning Board will post the site walk notice if a date and time are set.

31
32 The Planning Board may decide to also schedule a public hearing. Possible future meeting
33 dates for the Planning Board are June 13, June 27 and July 11th.

34
35
36 **OTHER BUSINESS**

37
38 Paul Poirier has informed the Town that he has hired a consultant for this conditional use permit
39 application and stormwater permit required for his property off Clarks Mills Road. The Board
40 awaits an update as the property has not received any conditional use permit approval from the
41 Town.

42
43 Revision Energy has inquired about Harris Dairy Farm installing a medium scale ground
44 mounted solar array at 262 Buzzell Road. They were instructed that a conditional use permit
45 would be required for a medium scale solar array. The Zoning and Solar Ordinances were
46 forwarded and the site plan requirements described. The Planning Board awaits the
47 submission.

1 **ADJOURN**

2
3 **MOTION**

4 Motion by Darren, seconded by Chris to adjourn at 7:16 PM. All in favor. PASSED.

5
6 *Shannon Belanger* Date: 8/8/2023

7 Shannon Belanger, Chairman

8
9 Copies to: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor

10 THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE
11 PARAPHRASED FOR CLARITY.