

**Dayton Planning Board**  
**January 22, 2019**

**Members Present:** Dan Plourde, Bruce Reynolds, John Boissonnault, Darren Adams, Shannon Belanger

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

**Public Present:** Craig and Maria Durocher

**Administrative:**

Meeting Minutes were read from January 8, 2019. Shannon made a motion to accept the minutes. John seconded the motion. All voted in favor.

**Old Business:**

None Discussed.

**New Business:**

Craig G. and Maria Durocher came before the Board to discuss their Planning Board Request to expand their Solar Rock Winery.

Dan asked Craig for more information.

Craig had a map with him and showed the Board where parking would be on the property and where he would like to build a green house to have functions. Weather permitting, functions would be outside.

Jim asked how much land they have and Craig said 13-1/2 acres.

John asked about room for parking and Craig showed him on the map where the parking would be.

Jim asked how wide the right-of-way is and Craig said it is 12 feet wide and runs from the edge of their property to Route 35.

Dan asked if Craig and three others use the right-of-way.

Craig said Tamara Lagarde, George Taylor, and Jane Littlefield use it. There is also a trailer, but nobody is living in it.

Jim asked if he would like to go to 75 people.

Craig said that is what the greenhouse will be for. Not now, but in the summer.

Dan asked about zoning.

Jim said it is zoned Rural Forest.

Dan asked if there are any state licenses involved.

Craig said they have both state and federal licenses. They are considered a small winery and may produce up to 50,000 gallons of wine a year.

John asked if there was any limit to the number of people they can have.

Craig said there is no limit on the licenses.

Dan said these are tasting parties, but do you also sell?

Craig said yes.

Dan said he thought the Town controlled liquor.

Jim said wine and liquor are different.

Craig said they can only sell their own product. They have an on-premise license.

Dan said that the Board gave him a conditional use permit for 25 people, but 75 now is a lot of traffic.

John asked who maintains the road.

Craig said that he does. Mrs. Littlefield has given them problems. He heard that she is not going to cause any more issues.

John asked if she has her own right-of-way.

Craig said she does, but is not using it.

Craig said when her husband, Roger Littlefield, was alive he thought he owned the road. She took over.

Dan asked if they would be running continuously for five to six months of the year.

Craig said longer weather permitting.

John said there is a concern with the width of the road and asked if two cars can pass.

Craig said there is room to pull over.

Dan noted that emergency vehicles need to get in.

Craig asked what the ideal width would be for the right-of-way?

Dan said 20 feet of travel area.

Jim noted that that is the minimum.

Bruce asked when they are open now.

Craig said they are open Friday through Sunday from 2 PM to 7 PM. They would like to be able to be open until 9 PM.

Dan said we will have to have a Public Hearing.

Shannon noted that the application has been submitted and made a motion to accept. John seconded the motion. All were in favor.

Dan said the Board needs a Site Walk and a Public Hearing.

Shannon noted that it could fall under manufacturing, retail, or restaurant depending on what they are doing.

Dan asked if they are selling food.

Craig said that they are not because the licenses do not permit it. They can make whatever they want and give it away.

Darren asked if they ever plan on selling food.

Craig said that if they do that it would be a food truck.

John asked about what type of functions they will have.

Maria said their five-year plan is to have such things as one-person music or Civil War re-enactments. They would only have their own events.

Craig said in other words, private functions.

Shannon asked if they have a boundary line survey.

Craig said they do not. He said the prior owner, James Gates did a survey plan.

Shannon showed Craig the name of the company that did the survey and asked if he

could contact the company to get a copy. It would be useful to show what James Gates had. Craig took a photo of the information on the map Shannon had and will try to contact the company.

Dan said that there is not room for a 20-foot right-of-way.

Craig said not unless we buy the land.

Craig said they have a couple of ideas. This is just the first step.

Jim said that this would be a lot of traffic five days a week.

Craig said it will stay only three days a week.

Darren asked if they knew how the neighbors would feel about more cars coming and going.

Craig said the bigger issue with the neighbors is that they don't want a development going in.

Darren said he would feel better if there was a through road out to Route 5.

Craig said there is a tote road, but it comes out on the "S" curve.

Dan asked for a motion for a Site Walk and Public Hearing.

John made a motion for a Site Walk and Public Hearing and Darren seconded the motion. All voted in favor. The Site Walk and Public Hearing were set for March 19, 2019. The Site Walk will be at 6:00 PM with the Hearing immediately following. The Durochers gave the Secretary a check for \$500 to cover the application fee, Site Walk and Public Hearing.

John thought we had a time line as to when things needed to get done.

Dan said that we are all set because they suggested and agreed to the March date.

Craig asked about extending the time to 9 PM.

Dan said that would be discussed at the Public Hearing for input from the abutters who attend.

Dan said that the Board is all set for now and thanked the Durochers for coming in.

Discussion continued with Darren voicing some reservations. He felt to allow this, it would have to be unanimous from the neighbors.

Dan said that is why we are having the Public Hearing.

Darren said at the Public Hearing some people may be hesitant to speak up with concerns.

Jim said they can write in to the Board or attend the Hearing.

Darren noted that dust is also a concern in the summer with so many cars coming in and parking.

Dan said these are judgments the Board will make at the Site Walk.

Jim said to wait and see what the neighbors have to say.

Dan said if needed the Board can ask for a buffer to screen from the neighbors.

**Other Business:**

Darren made a motion to adjourn. John seconded the motion. All voted in favor. The meeting adjourned at 8:00 PM. The next meeting will be on February 12, 2019, at 6:30 PM at the Dayton Town Office.

Linda Bristol Date: 3/12/19

Linda Bristol, Secretary

Dan Plourde Date: 3/12/19

Dan Plourde, Chairman

COPIES TO: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor

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