

Dayton Planning Board
January 8, 2019

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

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

Public Present: Lisa Hall

Administrative:

Meeting Minutes were read from December 11, 2018. Darren made a motion to accept the minutes. John seconded the motion. All voted in favor.

Old Business:

Galen and Lisa Hall's application for a Conditional Use Permit to use their home as a Bed and Breakfast.

Dan asked if it had been determined if the use is commercial or not.

Jim said a determination is not needed for this one because the buffer strip is adequate.

Dan asked Shannon to go over her review.

Shannon said she had gone over it and sent the plan to the Halls.

She said they meet the conditions of Article 6 and 7. Procedurally they have everything on the Plan that the Board asked for. A Public Hearing was waived as there were no comments received. It is comparable with the existing use of the area. She noted that lodging in town is limited and so needed. There will be no negative impact on transportation or water pollution. They are not in a flood zone. There are no special conditions to be attached to the application and that they meet all ordinance requirements.

Jim asked if they were going to put a sign up.

Lisa said they are going to put an enter and exit sign.

Shannon asked Lisa if she received the Plan and Lisa said that she did and printed it out at school.

Shannon said it is ready for approval.

Dan asked if any special conditions and Shannon said there are not.

John asked if there were two rooms to be rented as he thought there was only one.

Lisa said it was always two.

Dan asked for a motion for final approval to accept the Conditional Use Permit for the Bed Breakfast.

Darren made a motion to approve the Conditional Use Permit for a Bed and Breakfast. Bruce seconded the motion. All voted in favor.

Shannon asked Lisa if she had any questions.

Lisa noted that they just need the permit from the state. She said she will make copies of the plan for the Board.

Dan thanked her for coming in and told her that they are all set.

New Business:

Craig G. Durocher's Planning Board Request to expand his Solar Rock Winery. The secretary will contact him and ask him to come to the January 22, 2019, meeting. She will ask him to bring a plan or sketch of the property showing where the house is, where the events are held, and where parking will be. Also, there is a \$150 application fee.

Other Business:

Shannon did some research on commercial versus residential use. She spoke with someone at the Maine Municipal Association (MMA). He told her that it is common to be commercial. When he saw what we were dealing with he said residential for a B&B, but not wrong to say commercial.

Jim noted that we need to go through the ordinance to get the difference between a road and a driveway. Also, our definition of home use doesn't give much.

Shannon said after talking with the MMA she looked at our uses and what they are. She color coded them by use. She also noted that some are defined. Other things are not listed, like signs. Spreading splashed storage of sludge is not defined. She said her main purpose was to categorize zones or at least try to.

Jim said it is good to look now and when we find something that needs to be changed it can be brought up in June.

Jim said that for the record he wanted to let the members know that they all can set up an account with the MMA and have access.

Shannon made a motion to adjourn. John seconded the motion. All voted in favor. The meeting adjourned at 7:30 PM. The next meeting will be on January 22, 2019, at 6:30 PM at the Dayton Town Office.

Linda Bristol Date: 1-22-2019

Linda Bristol, Secretary

Dan Plourde Date: 1-22-19

Dan Plourde, Chairman

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

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