

Dayton Planning Board
October 10, 2017

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

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

Public Present: Karin Gorman; Scott Ouellette (scottyouellette@gmail.com, 286-5134)

Administrative:

Meeting Minutes were read from September 12, 2017. Darren Adams made a motion to accept the minutes and Shannon Belanger seconded the Motion. All voted in favor.

Old Business:

The letter to Beach Glass and Window Company was read, approved, and signed by Chairman Daniel Plourde. Linda will mail the letter.

New Business:

Karin Gorman appeared before the Board with her request to construct a 20 foot x 69 foot carport that will encroach on the front setback. She wishes to align it with the house which is 28 feet from the road. It will align the driveway with the carport. The driveway is U-shaped. She said there are nine cars in the driveway now and in the winter it is a mess.

She said she has 80 feet on the side setback and 30 feet from the road. As stated the house is 28 feet from the road. The house that abuts her property is 26 feet from the road. The setback requirements are 75 feet from the front and 50 feet from the side. She meets the side requirement.

Karin said it will cost \$18,000 to build the carport.

Jim thought a site walk might be in order and Dan said that was a good idea.

Karin said her first idea was between the barn and garage. She does not want to create an eyesore.

Shannon said a survey is needed to determine if she is at or near the setback.

Dan said the ordinance states that if the existing building and the abutter are less, we can approve.

Dan asked Karin if she goes from the garage, will it be conforming?

Dan asked if there were any more questions or comments.

John stated that she has a thirty foot right-of-way and asked if she adds on to the garage

can she do that.

Dan doesn't think she will need a surveyor if she turns the carport, but if it stays the way it is now she will need a surveyor.

Dan told Karin that if she gives the Board a Plot Plan from the surveyor, we can tell how far back the building can be. And, wherever that is, if you turn, you don't have to survey.

Karin said she would have to add a 20 foot by 60 foot driveway if she goes from the garage.

Jim asked Karin which way she wants to go.

Karin asked if she reanalyzes it, would she have to come back.

Jim said we would only need a letter from the surveyor to say you are no closer to the road.

Dan added that the surveyor needs to prove how far back the garage is.

John said if she splits the carport into three and three on both sides of the garage, it would not change the driveway much. A variance would still be needed and a survey.

Karin asked if no matter what does she need a survey and she was told that she will.

Scott Ouellette appeared next and stated that he is a marijuana care giver and provides for patients. He wants to expand into product manufacturing. He is essentially talking medical and is not sure if he wants to participate in recreational. He makes medicine for cancer patients. He said he wanted to touch base with the Board first and then speak with his landlord.

Bruce asked him how many patients he has.

Scott said some are once and some are on a regular basis—5 or 6 that come once a week.

Jim asked if they come to his home. Scott said that actually he goes to theirs.

Jim said his place is hard to get into and Scott said he knows it is difficult to get into and if he expands he would redo the driveway.

Scott stated that this is agricultural and Jim said it is and it isn't.

Scott said he looked at the survey the town sent out and noticed that some are fine with it and some are not. He said he works with physicians and his patients have prescriptions.

Jim said that the State doesn't even notify the town when they issue a permit.

Scott said he pays sales tax.

Bruce said that there should be a break between medical and recreational.

Dan asked Scott if he would branch out to recreational.

Scott said he is not saying that, but if they merge and say no, then he doesn't want to have put a lot of money in for nothing. He said the State is going to make you track and tag so they know where it is going.

Jim asked for a copy of his license and Scott gave it to him.

The Board thanked him for coming in and sharing the information he has.

An informal discussion was had by the Board who thought the Survey was about 50/50. The Board does not think they want social clubs or recreational marijuana, but medical marijuana would be acceptable. The next meeting will be to review and discuss more fully what needs to be done for an ordinance.

Bruce made a motion to adjourn and Darren seconded it. The meeting adjourned at 8:30 PM. The next meeting will be on Tuesday, October 24, 2017, at 6:30 PM at the Dayton Town Office.

Linda Bristol Date: 10/24/17

Linda Bristol, Secretary

Dan Plourde Date: 10-24-17

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.