Dayton Planning Board
October 23, 2018

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

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

Public Present: Jessica and Sam Stagg, Mike Coulombe from Dow and Coulombe Inc., Land Surveyors and Land Planners, Fire Chief Roger Hooper, Ben Harris, Matt Dross, Tom McKenney

Administrative:

Meeting Minutes were read from September 25, 2018. Darren Adams made a motion to accept the minutes and John Boissonnault seconded the Motion. All voted in favor.

Old Business:

Public Hearing for Chief Roger Hooper's request to have sprinkler systems in all houses in new subdivisions.

Dan started the Hearing asking for comments from the audience.

Jim asked if you put a sprinkler system in do you need a pressurized tank.

Chief Hooper said that you do not need a pressurized tank. Your domestic water tank is part of the system. The 13R system is to keep it cool and for egress and is not a full system. The only way a tank would be needed is if there were bedrooms on a third floor.

Ben noted that the school has a three-head system.

Jim also noted that you can have more than one head.

Dan spoke to cost and said he understood that a 2000 square-foot house would cost around $3000.

Tom asked what the driving factor for sprinkler systems is.

Chief Hooper said that the insurance industry went to the State Fire Marshall and asked why the cost for claims is so high in Maine. Technology has greatly improved in the last ten years. The entire building would not be required to be sprinkled.

Ben said that now a number of places have ponds, but they fill in.

The Chief stated that today's fires burn faster and hotter. Chances of surviving are less.

It was questioned why all homes are not being required and the Chief said this is just the start, one step at a time. If it goes well then all new houses will be considered.

Jim said that the State regulations don't require sprinkler systems in the building code yet, but Dayton could add to its ordinance by a town vote. Because this is a subdivision regulation, the Planning Board can handle it.

Dan asked if there were any more comments or objections. As there were none, he asked if the Board was ready to vote.

Shannon made a motion to change the regulation to require sprinkler systems in new subdivision houses and not allow ponds or tanks. Darren seconded the motion. All were in favor.

The next item on the Agenda discussed was the Lowell's Subdivision Revision application.

Mike Coulombe said that there are substantial changes on the new plan. There are no significant wetlands as defined by the DEP so he believes it would be permit by rule.

Dan said Jim brought up a concern on one point on the plan.

Mike said if it is a matter of tweaking one line, that it is not an issue. That is a minimal change. He said he could connect a diagonal, but he thought there was a tree there.

Jim said that the tree is down.

Mike noted that the gravel that had been put in can be moved.

Shannon asked what the name of the street will be.

Sam said it will be Lowell Lane.

Mike said that the Lowell's will be giving the Stagg's an easement to the right-of-way and utilities. They will retain ownership of the right-of-way.

Dan stated that the new lot is staked out and the Lowell's are keeping ownership of everything else. The right-of-way does not need to be marked out because they own it.

Shannon asked if there will be poles for the utilities.

Dan said that would be worked out with CMP.

Mike said he will have Ken and Bonnie ask for a waiver for underground utilities. Dan said it is advantageous to go underground.

Jim stated that CMP will have recommendations.

Dan said that if there were an issue with wetlands, DEP would be involved.

Jim said that if the road back to Wilderness Drive is less than 500 feet and serves one or two houses it is considered a driveway, not a road. It is probably close to 500 feet.

If it is a road Jim said it would need to be 12 feet wide for one house or 20 feet wide for two or more houses.

Jim said that waivers will have to be asked for pavement and sidewalks.

Shannon said it would be good for the Board to look everything over and get the abutter letters out. The secretary will send a letter to the abutters to give them an opportunity to comment or to attend the November 13th meeting.

John asked when the Board meets next time will we be accepting the preliminary application and Shannon said they would be.

Shannon made a motion to continue the workshop on November 13th. Darren seconded the motion. All were in favor.

The $400 one-time application fee was paid for a subdivision revision.

New Business:

The Board received a Conditional Use Permit application from Galen and Lisa Hall. They want to have a Bed and Breakfast in their home. The secretary will contact them about coming to the next meeting. Update: The Hall's were contacted and will attend the November 13,2018, meeting.

Other Business:

None discussed.

Darren Adams made a motion to adjourn and Shannon Belanger seconded it. All were in favor. The meeting adjourned at 8:00 PM. The next meeting will be on November 13, 2018, at 6:30 PM at the Dayton Town Office.

Linda Bristol Date: 11/13/18

Linda Bristol, Secretary

Dan Plourde Date: 11-13-18

Dan Plourde, Chairman

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

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