



TOWN OF DAYTON, MAINE PLANNING BOARD

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Meeting Minutes
Tuesday, November 15, 2022, 6:30 P.M.
Dayton Town Hall
33 Clarks Mills Road

CALL TO ORDER & DETERMINATION OF QUORUM

Members Present: Shannon Belanger (Chair), Darren Adams, Justin Lord, John Boissonnault, Chris Belanger and Nick Donilon.

Town Employees Present: Jim Roberts, CEO

Public: None

Meeting was called to order by Chair Shannon Belanger at 6:30 PM.

Shannon informed everyone that unfortunately the person interested in the Recording Secretary position has backed out. The Board is still in need for this position to be filled.

MINUTES

Shannon said the Board will hopefully have meeting minutes from 2021 to review. She will continue to try and draft these. They will be provided once available.

MOTION

Motion by Darren, seconded by Chris to continue the 2021 meeting minute review to the next meeting. All in favor. PASSED.

- July 13, 2021
- July 27, 2021
- August 24, 2021
- September 21, 2021
- October 19, 2021
- December 21, 2021

August 9, 2022, minutes are drafted and ready for review. A date correction to the footer on each page is needed.

MOTION

Motion by Darren, seconded by Chris to approve the minutes as amended. All in favor. PASSED.

October 25, 2022, minutes are drafted and ready for review.

1 **MOTION**

2 Motion by Darren, seconded by Chris to approve the minutes as amended. All in favor.
3 PASSED.

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6 **PUBLIC HEARINGS**

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8 None

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10 **DEVELOPMENT REVIEW & WORKSHOPS**

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12 **I. DAVE’S SMALL ENGINE & BOAT STORAGE – Conditional Use Permit**
13 Application for after the fact approval for Warehouse and Outdoor Storage use,
14 Boat Service use, and Auto Repair Garage use located at 1090 New County
15 Road. The property is owned by David & Deborah Tanguay. Existing dwelling
16 unit on the property to remain. Mixed Use District. Tax Map 8, Lot 10. **Report**
17 **Site Walk Results and Workshop/ Review draft site plan for Conditional Use**
18 **Permit**

19
20 The applicant/ owner was not present. Shannon had posted the agenda and emailed the
21 applicant but will follow up. Debbie Tanguay was present at the site walk. No abutters attended.
22 The Board reviewed the site walk results and a draft site plan based on recent aerial imagery of
23 the property. The Board was most concerned about the placement of the boats right up against
24 the neighboring property line with no screen or buffer. The Board discussed a 20’ buffer from
25 the property line to the east to restrict the boats and outdoor storage from that buffer.

26
27 The Board discussed if a public hearing should be considered. Jim Roberts informed the Board
28 that complaints about the boat storage have been filed with Town Hall in the past.

29
30 **MOTION**

31 Motion by Darren, seconded by Chris to contact the applicant and inform them that a public
32 hearing is to be scheduled once the escrow funds are provided to the Town to cover the cost of
33 the hearing. The earliest possible date for the hearing is December 20th. All in favor. PASSED.

34
35 Shannon will contact Debbie and inform her of the site walk results and request the funds for the
36 public hearing. If the funds are provided by December 5th this will allow enough time for the
37 newspaper to be contacted to run the hearing ad and to mail certified mail notices to abutters
38 before December 9th.

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41 **II. ZONING ORDINANCE – review possible draft changes**

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43 **MOTION**

44 Motion by Darren, seconded by Chris to postpone the review of the zoning ordinance to a future
45 meeting. All in favor. PASSED.

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48 **OTHER BUSINESS**

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50 Jim Roberts asked if there has been any word from the Swan Pond Creek Solar
51 representatives. Shannon said she hasn’t heard from them and can reach out for an update.

1 **ADJOURN**

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MOTION

Motion by John, seconded by Chris to adjourn at 7:30 PM. All in favor. PASSED.

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Shannon Belanger Date: 12/20/2022

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.
12