

**Dayton Planning Board**  
**April 23, 2019**

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

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

**Public Present:** Dale Wilkinson, Chief Roger Hooper, Ben Harris, Ken and Bonnie Lowell, Sam Staff, Lorelei Purrington, Craig and Maria Durocher

**Administrative:**

Meeting Minutes were read from April 9, 2019. Darren Adams made a motion to accept the minutes and John Boissonnault seconded the Motion. All voted in favor.

**Old Business:**

Craig and Maria Durocher came in to discuss their Conditional Use Permit for Solar Rock Winery.

Dan asked Craig about the hours. He asked if he wanted to extend the hours to 2:00 PM to 9:00 PM. Dan asked if anyone on the Board had a problem with extending the hours and they did not.

Shannon e-mailed the Findings of Fact for the Durochers.

Under other old business, Dale Wilkinson came in and had a plan with him. He wasn't sure if it was what Shannon needs.

John said that if he was recalling correctly, she wanted a plan of where everything is on the property.

Dale said that he had sent that.

Dan said the next thing to do would be to set the Site Walk and Public Hearing. It was decided that the Site Walk would be at 105 Dennett Road at 6:00 PM on May 21, 2019, with the Public Hearing immediately following at the Town Office. Dale will drop off the \$350 fee at the Town Office and let the Secretary know when it is paid.

Dale asked what the time frame would be to find out if the Board approves the Conditional Use Permit.

Dan told him that he will have a pretty good feel that day.

The next item on the Agenda was the issue with Lowell Lane and Wilderness Drive.

Lorelei Purrington said that they got the plans going to build their home and then found out in January that they needed a sprinkler system. She contacted the State Fire Marshall's office. The person she spoke with said he used to do sprinkler systems. He gave her four names to contact. One of the contractors said the price would be between \$10 and \$15,000. One estimate was \$24,000 and wanted a 300-gallon water tank in the cellar.

She has been speaking with Chief Hooper.

Ken Lowell came to see her and mentioned putting in a tank that everyone can share.

Sam said he would rather dig a hole in the ground.

Chief Hooper said that he found out by talking with installers that the cost of materials has gone up and demand is up. Many companies are designing them and including a tank without knowing if a tank is needed. He said he is still a proponent of residential sprinkler systems. He said ponds are great, but they dry up and are not usable. Ponds require a hydrant. He said some subdivisions have 10,000-gallon tanks, but that is not enough water. ISO won't recognize any less than 30,000 gallons. A 30,000 tank costs about \$30,000 and somebody has to maintain it.

Sam said he spoke with his insurance agent and was told it would actually add about \$7.00 a year to his premium.

Lorelei mentioned that some installers said they need to do something to the pipes so they don't freeze.

Discussion was had between all parties.

Chief Hooper emphasized that with the cost and upkeep the State needs to do more. Sprinkler system requirements need to be developed at the State Level. I hope the Planning Board doesn't abandon the plan for sprinkler systems.

Dan said that the Board had taken out ponds and tanks in the regulation, but thought we might put them back in.

Lorelei said there are also extra heating costs. Everything is too new. If we put the system in, who checks it and asked the Chief if they do.

Chief Hooper said that it is between the homeowner and their insurance company.

Lorelei said one guy told her that it could possibly run off her well.

Jim said that the distinction is not made between city water and well water.

Lorelei said that someday it would be great for all homes to have, but \$150 a year to have

it checked for a small saving on insurance is a big hit when the system costs \$10 to \$15,000.

John said that personally he feels that maybe he didn't look at this issue enough. He feels we need a more reasonable solution. He said if he had known then what he knows now he would not have voted for it.

Jim stated that he feels the Board should put it on the back burner for now. Do some research and bring it to a town vote.

Bruce asked Lorelei if in her research there were any insurance rebates and she said very little. She said they are waiting for answers so they can continue building. The prices she had been given for the system do not include everything. The contractor has to finish.

Chief Hooper said that there are nine sprinkled homes in Lyman and three more are being built.

Ken mentioned that he had put one truck fire out, but wished that he hadn't. The truck was never right after being fixed.

Jim noted that for new subdivisions, the developer may have to put money in to help offset the cost of sprinkler systems. The subdivider would be responsible.

The Chief asked if the town was going to run into the same problem on Buda Road.

Jim said that it is not an approved subdivision yet.

Bonnie wanted to know where this leaves them.

John asked what the Board needs to do to repeal.

Dan noted that there is no road maintenance agreement for Wilderness Drive.

Bonnie said they have one for Lowell Lane.

Sam noted that when Ken built they were not required to do anything.

John said that subdivisions have always needed either a tank or a pond.

Lorelei said if subdivisions have rules, it should be for all the people in the subdivision and asked why one the two new people have to do it.

John said that the other people are grandfathered. Unfortunately, you have to do it.

He said now that the rules are different, we are all dealing with it.

Sam asked if the Board could amend the rules so that they don't have to abide by them.

Dan said if someone comes in, buys 20 acres, then subdivides, they have to go by the rules.

Lorelei said when someone new comes in, it should be made clear what is needed. They were not told they were buying in a subdivision.

Bonnie asked if a sprinkler system is waived, would a tank or pond still be needed.

Dan said that is what it was before.

Bonnie asked if it was a 30,000 gallon tank.

The Chief said Apple Blossom has one tank. When they expand, a second tank needs to go in.

Jim noted that the old regulations required a 10,000 gallon tank for four to eleven homes.

John asked why a 10,000 gallon tank was put in Apple Blossom.

The Chief said he was not involved.

Lorelei said that everyone is very far apart.

Dan said at the time the regulation asked for a 10,000 gallon tank.

More discussion was had between the parties.

Bonnie said it needs to be decided what can be done for these two folks.

The Chief did note that the fire department would fill the tank. The cost of a tank is \$1.00 per gallon delivered to the site.

Bonnie said that's for a 10,000 gallon that won't do any good.

Darren asked if there was another solution.

Ken asked what a sprinkler system would do.

The Chief said it would allow you to get out of the house.

Ken noted that if power was lost, there would be no sprinkler.

The Chief noted that every sprinkler head does not go off at once. The one over the fire goes off first. He thinks everyone is in agreement that something is needed, but research

needs to be done.

Bonnie asked what was going to be done.

Bruce thought the Board should take it under advisement.

Darren asked the Chief what size tank for one house and the Chief said 30,000 gallon.

More discussion was had.

Dan asked Sam if his house was built and Sam said it was not. Ken said he was putting in the road.

Lorelei said they only have the foundation in. They can't forward until this is resolved. The contractor needs to know more.

Ken said when they built in 2017 Wilderness Drive was dry.

Sam asked if there was any way to put in a hydrant on Bickford Road and the Chief said that it is too far away.

Lorelei felt that this should be the developer's cost.

John made a motion to stop the discussion and go into workshop mode to discuss.

Bonnie asked when they would know.

John said the Board is going to discuss after everybody leaves.

Darren seconded the motion and all were in favor.

Workshop—Dan said the options are to add tanks and ponds and not just have sprinkler systems.

Jim noted that this subdivision has been a nightmare from the beginning.

Ben said that when the subdivision was approved tanks or ponds were required.

Jim asked if it is fair to penalize these folks for what someone else did.

John said that is the problem he is having.

Ben noted that this is a unique situation.

John said may the Board could go with sprinklers first, tanks, second and ponds, third.

John made a motion to adjourn and Darren seconded it. All were in favor. The meeting adjourned at 8:30 PM. The next meeting will be a Site Walk at 105 Dennett Road on Tuesday, May 21, 2019, at 6:00 PM with a Public Hearing immediately after at the Dayton Town Office.

Linda Bristol Date: 6/18/19

Linda Bristol, Secretary

Linda Bristol for Date: 6/18/19

Dan Plourde, Chairman

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

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