

Dayton Planning Board
May 22, 2018

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

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

Public Present: Chief Roger Hooper, Marlene Buda, Jason Buda, Christy Norton, Dennis Buda, Danny Buda, Robert Yarumian, Lisa Morse, Steve Morse, Kaitlyn Mooers

Administrative:

Meeting Minutes were read from May 8, 2018. John Boissonnault made a motion to accept the minutes and Darren Adams seconded the Motion. All voted in favor.

Old Business:

Buda Subdivision—Marlene Buda spoke and said that it has been a year since they have been before the Board. The lots have changed from eight to seven. This is the only change. The requirements the Board had asked for have been met. The proof of the deeds have been sent to Jim. Everyone has signed the Maintenance Agreement. Marlene gave Dan a preliminary copy. She said that there are a few minor changes to be made and then the final copy will be signed by all the owners.

Robert Yarumian (Surveyor) noted that the pins have been set.

Jim asked if there is any possibility that the lots will be split again.

Marlene said that they probably will be. Any new owners will be added to the Maintenance Agreement.

Shannon asked if they have an Association.

Marlene said that they have a Road Commissioner and a Treasurer. She noted that there is a common area and the taxes will be split seven ways.

Darren asked if they would be split evenly or based on the seven lots.

Marlene stated on the seven lots.

Jim asked if the first dwelling to be built is on Lot 5, will there be a turnaround.

Marlene said there would be a hammerhead.

Jim noted that because this is a family subdivision, they did not have to come before the Board. They still need to meet the road requirements before it could become a town road.

Dan stated that the two houses on Buda Road don't have anything to do with Anna's Way. Lot 3 would be the first house on Anna's Way and can be a driveway. He said that Lot 3 does not have 275 feet frontage on Buda Road.

Jim said he had read how it was all broken down percentage wise and that a lot of work had been put into it.

Shannon asked if there are any wetlands.

Robert Yarumian said there are some wetlands, but no wetlands are being filled in. He also noted that they had asked for waivers on engineering of the road.

Darren made a motion for a Site Walk and Public Hearing. John seconded the motion. All were in favor. The Site Walk will be held on June 19, 2018, at 6:00 PM at Buda Road with the Public Meeting following at the Town Office.

Marlene asked what the purpose of the Public Hearing is.

Dan said that the abutters are notified and they can come to the Hearing with any comments.

Christy asked when this would be settled.

Jim said that it would, hopefully, be settled at the meeting after the Public Hearing.

New Business:

Chief Roger Hooper came in and said that he would like to develop an ordinance for sprinkler systems in new residential construction. The Fire Marshall is coming to Lyman on June 6, 2018, at 7 PM to discuss and answer questions. He invited the Board to attend. He said that it would add about one percent to the cost. It is designed to let folks get out of the house. The sprinkler works as soon as it detects fire. Because of the cost some builders are not on line with it yet. He gave some information to the Board. He would like to work with the Board on this.

Dan asked if holding tanks would still be needed.

Chief Hooper thinks that would go away. We have a subdivision in Lyman that is sprinkled and a tank was waived.

Jim noted that if there is no power then the sprinkler system would not work. You would still need a tank.

Dan said that to get to the subdivision you can only carry so much water.

Chief Hooper said that is true but they hope to get a tanker truck in the next few years. Most insurance companies are giving reductions to a sprinkled home. The Fire Marshall can answer more of your questions.

Next item—Lisa and Steve Morse

Dan asked them if they were here to split a lot.

Steve said they are because it is too hard to sell such a large lot.

Dan stated that the road is gravel and Steve said that they made the road 20 feet wide out to where they were going to build. But it is just too much land.

Darren asked if the subdivision is now four lots and do you want to make it five.

Lisa said yes.

Kaitlyn may have a buyer, but 35 acres is too much for one house.

Dan said we will have to review the subdivision for road standards.

Jim said there is a right-of-way for lots one and four and Lot two has a separate right-of-way.

Lisa asked what is required from them. Then, they will decide what they are going to do—split or sell at a loss.

John said they have 35 acres now and asked what is to stop them from splitting three ways.

Jim said that would be a whole new subdivision and would need to be approved by the Planning Board.

Lisa said let us know what we need and we will decide. She said they have their driveway in and asked if they can give someone a right-of-way over it.

Jim said they would also need a right-of-way over the rest.

Lisa said if a fifth house is allowed the shoulders would be built up on the road.

Jim noted that paved roads have never been required.

Shannon asked if test pits have been done.

Lisa said they need to do one more.

Steve said there are no wetlands. They are 75 feet from the brook, 75 feet from the front and 50 feet from the side.

Steve asked what they need.

Dan said they need a preliminary new map showing the new lot.

Jim said they will need shoulders and a culvert.

Other Business:

None discussed.

Darren made a motion to adjourn and John seconded it. The meeting adjourned at 8:00 PM. The next meeting will be on June 5, 2018, at 6:30 PM at the Dayton Town Office.

Linda Bristol Date: 6-5-18

Linda Bristol, Secretary

Dan Plourde Date: 6-5-18

Dan Plourde, Chairman

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

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