



TOWN OF DAYTON, MAINE PLANNING BOARD

Meeting Minutes
Tuesday, June 9, 2020, 6:30 P.M.
Virtual Meeting

CALL TO ORDER & DETERMINATION OF QUORUM

Members Present: Shannon Belanger, Bruce Reynolds, Darren Adams, Justin Lord, and Chris Belanger

Town Employees Present: Jim Roberts (CEO) and Angela Cushman, (Treasurer/Organizer)

Meeting was called to order at 6:34 PM.

APPOINTMENTS

The Town is still in need of a Planning Board Secretary. Shannon Belanger will act as secretary for today's meeting.

MINUTES

March 10, 2020

MOTION

Daren Adams made a motion to approve the meeting minutes as written. Justin Lord seconded that Motion. All voted in favor.

May 19, 2020

Shannon Belanger has not yet completed the May meeting minutes and will try to have them completed for the next meeting.

PUBLIC HEARINGS

None.

DEVELOPMENT REVIEW & WORKSHOPS

- I. **DAYTON TRAILER SALES** – John Patten, owner/ applicant. Conditional Use Permit Application seeking approval for Retail use for the sale of utility trailers. Trailers to be stored inside existing buildings and outside on the property in designated areas. The property is located off of 15 Landry Lane, which is located off of Murch Road. The property falls within the Rural Fields District and is identified as Tax Map 6, Lot 5.
Workshop completeness, determine public hearing, workshop compliance and Findings of Fact & Decisions for possible approval

1 The property owner and applicant, Mr. John Patten was present.

2
3 Shannon Belanger reviewed the draft site plan and review memo prepared for the Planning
4 Board and applicant.

5
6 The Board reviewed the existing non-conforming structures on the property for which the
7 business retail use is proposed.

8
9 **MOTION**

10 Daren Adams made a motion to determine that the new use will have no greater adverse impact
11 on a water body, tributary stream or wetland, on the subject or adjacent properties, traffic flow,
12 noise, and natural resources than the existing use. Justin Lord seconded that Motion. All voted
13 in favor.

14
15 Mr. Patten will widen Landry Lane to 20 feet. The proposed outdoor retail/ display and storage
16 area near the first building only needs to be 40' x 40'. Shannon will make adjustments to the site
17 plan to address these changes.

18
19 A Road Maintenance Agreement with Mr. Landry is strongly recommended. Mr. Patten agreed
20 one is needed and will pursue that with Mr. Landry.

21
22 Screening and buffering for Lot 5-5, Mr. Landry's lot, proves to be difficult based on how the
23 parcels were originally developed as one property. No screen or buffer exists now. If a screen is
24 requested by Mr. Landry in the future that could be considered for the outdoor retail area
25 proposed.

26
27 Snow storage areas were discussed. The proposed sign may have so solar lights for low
28 intensity illumination.

29
30 **MOTION**

31 Daren Adams made a motion to waive the requirement for a loading bay. Justin Lord seconded
32 that Motion. All voted in favor.

33
34 Shannon Belanger explained that the zoning requires 60 parking spaces based on the retail
35 business area proposed. The code requires 1 space per 150 SF of floor area. Both buildings
36 are approximately 3,200 SF and 5,740 SF in area. The Planning Board did not feel requiring 60
37 spaces for the level of business proposed was reasonable. Mr. Patten does not proposed a high
38 traffic use and expects only a few patrons each week.

39
40 **MOTION**

41 Daren Adams made a motion to allow a parking space reduction from 60 spaces to 12 spaces.
42 Justin Lord seconded that Motion. All voted in favor.

43
44 The Planning Board discussed whether a public hearing should be scheduled for the
45 application. Shannon Belanger reminded the Board members of all the abutter letters received
46 in support of the retail business proposal.

47
48 **MOTION**

49 Daren Adams made a motion to waive the public hearing based on all of the abutter letters
50 received regarding the retail business application. Justin Lord seconded that Motion. All voted
51 in favor.

1 The Planning Board will continue the workshop to the June 23rd meeting. The Use Permit
2 Findings and Site Plan can be considered for approval and signature at that time. Shannon
3 Belanger will update the site plan with the information provided by Mr. Patten this coming week.
4

5
6 **OTHER BUSINESS**
7

8 **I. DONILON AUTO REPAIR –** Nicholas and Tracy Donilon, owners/applicants. Planning
9 Board Application Request seeking approval to operate an Auto Repair Garage.
10 Property is located off of 26 Rumery Road and is within the Mixed Use District. Tax Map
11 2, Lot 12-D-2. **Discuss proposal with applicant and provide guidance on**
12 **Conditional Use Permit Application and process**
13

14 Mr. Nicholas Donilon was present.
15

16 The Planning Board discussed the proposed Auto Repair business Mr. Donilon wishes to obtain
17 approval for at his property off of Rumery Road. Mr. Donilon has an existing garage on his
18 property where he on occasion helps work on his family and friends vehicles. He is looking to
19 turn this into his own business and is looking to get is State Inspection Sticker license from the
20 State as well.
21

22 The existing garage has only 1 bay at this time but a small addition is proposed so there could
23 be 2 bays.
24

25 Some private car sales would also be involved.
26

27 **MOTION**

28 Daren Adams made a motion to schedule a site walk for Wednesday June 17th at 6:00 PM.
29 Justin Lord seconded that Motion. All voted in favor.
30
31

32 **II. Legal Opinion Regarding Subdivision Inquiry – Review and Feedback**
33

34 Jim Roberts, CEO, explained that he received an inquiry about the Buda Subdivision and
35 possible divisions of a lot. There is concern over if these divisions should require Subdivision
36 review and approval by the Town. Jim obtained a legal opinion from MMA regarding the
37 situation and ultimately a Town Council legal opinion was recommended.
38

39 The Planning Board agreed that the Board of Selectmen should be informed of the concerns
40 and determine if Town Council should be contacted for an opinion. The Planning Board
41 directed Shannon Belanger to send a letter to the Selectmen.
42

43 **ADJOURN**
44

45 **MOTION**

46 Darren Adams made a motion to adjourn the meeting. Bruce Reynolds seconded that Motion.
47 All voted in favor.
48

49 Meeting adjourned at 7:36 PM.
50
51
52

Date: _____

1 Shannon Belanger, Chairman/ Acting Secretary

2

3

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

5

6 THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE
7 PARAPHRASED FOR CLARITY.

8

DRAFT