



TOWN OF DAYTON, MAINE PLANNING BOARD

Meeting Minutes
Tuesday, September 21, 2021, 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, and Bruce Reynolds.

Town Employees Present: None.

Public: None

Meeting was called to order by Chair Shannon Belanger at 6:31 PM.

MINUTES

June 29, 2021
July 13, 2021
July 27, 2021
August 24, 2021

MOTION

Motion by Justin, seconded by Darren to postpone the meeting minutes to a future meeting once available. All in favor. PASSED.

PUBLIC HEARINGS

None.

DEVELOPMENT REVIEW & WORKSHOPS

- I. **DAYTON SNOW FIGHTERS** – Paul Poirier, owner; Dayton Snow Fighters Inc, applicant. Conditional Use Permit Application for a Warehouse and Outdoor Storage use with two buildings located within the Rural Forest District with 150' Brook Buffer. The property is located off 95 Clarks Mills Road and is identified as Tax Map 2, Lot 21-A.
Report Site Walk results and offer review comments on the Conditional Use Permit Application and plan

The Planning Board reviewed the site walk memo. The site was developed with existing building in operation and a new building being framed on a new foundation. An existing gravel entrance onto Clarks Mills Road was observed to be about 30 feet wide. Significant amount of gravel surface for parking, travel ways, and equipment storage observed. An above ground 1,000 gallon fuel tank was observed. Protective bollards are needed.

1 The southerly boundary along the Town property was observed. Separation to the field was
2 about 40-50 feet. The easterly boundary had vegetation but the abutting home could be clearly
3 seen.

4
5 The property was relatively flat and slopes toward the southeast corner of the lot toward
6 wetlands and Kyle Drive subdivision. Large berms were installed along the lot lines by the
7 property owner to act as a visual and sound buffer to neighbors. Some areas were unstable.

8
9 Cut trees, stumps and no silt fence areas were observed.

10
11 The site plan will need to depict the septic system, well, vegetation, buildings, parking areas,
12 fuel tank, equipment storage areas, lighting, signage, and other features.

13
14 The Board has concerns about lot coverage and drainage for the lot.

15
16 **MOTION**

17 Motion by Darren, seconded by Bruce to continue the workshop to a future meeting. All in favor.
18 PASSED.

19
20 **II. ZONING ORDINANCE – review possible draft changes**

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22 The Planning Board reviewed Zoning Ordinance sections 5.3.

23
24 **III. TIF POLICY– review draft TIF Policy**

25
26 The Board would like to review the Saco TIF Policy. Andrea Morshed of Saco may be able to
27 speak to the Board about the Credit Enhancement Agreement.

28
29 **MOTION**

30 Motion by Darren, seconded by Bruce to continue the workshop to a future meeting. All in favor.
31 PASSED.

32
33 **OTHER BUSINESS**

34
35 **I. NEXT MEETING**

36
37 The next meeting to be held on October 19th.

38
39 **ADJOURN**

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41 **MOTION**

42 Motion by Darren, seconded by Bruce to adjourn the meeting at 8:02 PM. All in favor. PASSED.

43
44 Shannon Belanger Date: 3/28/2023

45 Shannon Belanger, Chairman

46 Copies to: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor

47 THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE PARAPHRASED FOR
48 CLARITY.