



# TOWN OF DAYTON, MAINE PLANNING BOARD

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Meeting Minutes  
Tuesday, July 16, 2024, 6:30 P.M.  
Dayton Town Hall  
33 Clarks Mills Road

**CALL TO ORDER & DETERMINATION OF QUORUM**

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

**Town Employees Present:** Jim Roberts, Code Enforcement Officer.

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

The Board is still in need of a Planning Board secretary position to be filled.

**MINUTES**

September 26, 2023  
October 10, 2023

**MOTION**

Motion by Darren, seconded by Justin to postpone the review of September 26<sup>th</sup> and October 10<sup>th</sup>. All in favor. PASSED.

May 21, 2024

**MOTION**

Motion by Darren, seconded by Nick to approve the meeting minutes as written. All in favor, except Justin abstained. PASSED.

**PUBLIC HEARINGS**

None.

**DEVELOPMENT REVIEW & WORKSHOPS**

- I. **TELECOMMUNICATIONS TOWER** – Antoinette Burns, applicant on behalf of Tilson Infrastructure; David and Rose Marie Hill, owner. Conditional Use Permit for a 120’ tall transmission tower with a 12’ wide access road and overhead utilities for a property with street frontage off Hight Road and Clarks Mills Road. Tower to be located near 388 Hight Road. The property is located in the Rural Forest and Critical Rural zoning districts. Tax Map 1, Lot 16. **Receive Conditional Use Application, schedule a site walk and comment on initial review**

Heather Carlisle from Tilson Technology was present.

1 A 120' tall tower is proposed on a large parcel of land identified as Map 1 and Lot 16. The  
2 property has road frontage on Clark Mills Road and Hight Road. The tower lease area is 75' x  
3 75' and access to be located off Hight Road.

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5 **MOTION**

6 Motion by Darren, seconded by Justin to receive the Conditional Use Permit Application. All in  
7 favor. PASSED.

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9 The Planning Board discussed holding a site walk of the property.

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11 **MOTION**

12 Motion by Darren, seconded by Nick to schedule a site walk for the property to be held on  
13 August 10, 2024, at 9AM. All in favor. PASSED.

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15 The Planning Board recommended parking on the same side of the road as the proposed tower  
16 entrance. There are neighbors in the area that offered the public to park in their driveway. A  
17 driveway at 468 Hollis Road offered their driveway.

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19 The Planning Board asked for a balloon to be elevated to the height of the tower, for the  
20 driveway entrance to be staked and for the proposed tower pad area to be staked.

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22 A question about the lease was raised. The applicant submitted the Lease to the Planning  
23 Board.

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25 **OTHER**

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27 The next Planning Board meeting will be held on August 13<sup>th</sup>.

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29 **ADJOURN**

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31 **MOTION**

32 Motion by Justin, seconded by Darren to adjourn at 7:00 PM. All in favor. PASSED.

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34 \_\_\_\_\_ Date: 11/12/24

35 Shannon Belanger, Chairman

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

38 THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE  
39 PARAPHRASED FOR CLARITY.