



TOWN OF DAYTON, MAINE PLANNING BOARD

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Meeting Minutes
Tuesday, October 10, 2023, 6:30 P.M.
Dayton Town Hall
33 Clarks Mills Road

CALL TO ORDER & DETERMINATION OF QUORUM

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

Town Employees Present: none.

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

July 11, 2023

MOTION

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

August 8, 2023

September 12, 2023

September 26, 2023

MOTION

Motion by John, seconded by Justin to postpone the review of the minutes. All in favor. PASSED.

PUBLIC HEARINGS

None.

DEVELOPMENT REVIEW & WORKSHOPS

- I. **HARRIS DAIRY FARM SOLAR ARRAY** – Harris Dairy Farm, owner; ReVision Energy, Allison Barber, applicant. Conditional Use Permit Inquiry to construct a Medium Scale ground mounted solar array with approximately 2,088 SF in surface area on the property located off 262 Buzzell Road within the Rural Fields District. The arrays to be fixed and have no moving components and to stand 10-12 feet in height. The property is identified as Tax Map 3, Lot 40-3. **Consider workshopping compliance of Conditional Use Permit and review draft Findings of Fact & Decisions for possible approval**

Matt Bush of ReVision Energy was present.

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2 The Planning Board contacted the Fire Chief to get his input on the recommended lighting
3 protections. The Fire Chief's email was reviewed. The ordinance language requiring the lighting
4 protections is atypical and not commonly an issue. Based on this the Planning Board found the
5 plans and notes proposed by the applicant to be acceptable.

6
7 The Planning Board discussed the solar system proposed. It was determined to be a good use
8 for the land.

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10 **MOTION**

11 Motion by Darren, seconded by Justin to approve the Findings of Fact & Decisions and site plan
12 for the Conditional Use Permit. All in favor. PASSED.

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15 **OTHER BUSINESS**

- 16
17 I. Board members asked if there was an update from Dayton Snow Fighters. Shannon had
18 heard there may be a consultant involved to prepared the site plan but nothing has been
19 filed or emailed for this application for a while.
20
21 II. Zoning Ordinance changes were discussed. The Planning Board should plan to revisit
22 the changes for the next Town Meeting.
23
24 III. The next Planning Board meeting will be held on November 14th provided application are
25 submitted or if zoning ordinance changes are ready for workshop.
26

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28 **ADJOURN**

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30 **MOTION**

31 Motion by Darren, seconded by Justin to adjourn at 7:30 PM. All in favor. PASSED.

32
33  Date: 11/12/24

34 Shannon Belanger, Chairman

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

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