



# TOWN OF DAYTON, MAINE PLANNING BOARD

Meeting Minutes  
Tuesday, May 19, 2020, 6:30 P.M.  
Virtual Meeting

## **CALL TO ORDER & DETERMINATION OF QUORUM**

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

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

Meeting was called to order at 6:30 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

Shannon Belanger did not have draft minutes prepared for today's meeting. The March minutes will be distributed for review for the next meeting.

## **PUBLIC HEARINGS**

None.

## **DEVELOPMENT REVIEW & WORKSHOPS**

- I. **GOULD ROAD SUBDIVISION** – Ralph and Beverly Cole, owners; Josh Plowman, applicant; Brad Lodge, surveyor. Subdivision Pre-Application to create a 2 lot minor subdivision off of Gould Road on 4.04 acres of land. The parcel is located within the Mixed Use District. Lots to be served by private on-site septic systems and drilled wells. Tax Map 3, Lot 1. **Report Site Walk Results**

No one was present.

This project will be moved to the end of the agenda in case the applicants join the meeting.

- II. **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.

1 **Receive Conditional Use Permit Application, review abutters letters, consider Site**  
2 **Walk Waiver, Workshop completeness**  
3  
4

5 The owner, John Patten, was present.  
6

7 **MOTION**

8 John Boissonnault made a motion to receive the Use Permit Application. Darren Adams  
9 seconded that Motion. All voted in favor.

10 Shannon reviewed all the letters from abutters Mr. Patten obtained. All the abutters were in  
11 agreement with the proposed business and no concerns were raised.  
12

13 **MOTION**

14 Darren Adams made a motion to waive the site walk based on the input received from all of the  
15 abutters. John Boissonnault seconded that Motion. All voted in favor.  
16

17 Shannon reviewed aerial imagery of the property and the sketch plan provided by Mr. Patten.  
18 Landry Lane is approximately 350 feet long and currently 12' wide gravel. Mr. Patten plans to  
19 widen Landry Lane and eventually pave it. The code requires this access to be 20 feet wide.  
20

21 Mr. Patten plans to have a business sign on Murch Road. Buffering and screening to be  
22 discussed at the next meeting for Roger Landry's lot.  
23

24 Murch Road has good sight distances in this area. The speed limit is 35 MPH.  
25

26 Mr. Patten uses a small dumpster on the property now. This will continue for the business. The  
27 dumpster isn't visible by any abutters.  
28

29 The public would use the bathroom in the existing shop. The old apartment is no longer in use.  
30 Only 1 dwelling unit is permitted on the property.  
31

32 The Planning Board to continue the workshop to the next meeting in which the public hearing  
33 can be determined and the draft site plan and Findings can be considered.  
34  
35  
36

37 **III. GOULD ROAD SUBDIVISION** – Ralph and Beverly Cole, owners; Josh Plowman,  
38 applicant; Brad Lodge, surveyor. Subdivision Pre-Application to create a 2 lot minor  
39 subdivision off of Gould Road on 4.04 acres of land. The parcel is located within the  
40 Mixed Use District. Lots to be served by private on-site septic systems and drilled wells.  
41 Tax Map 3, Lot 1. **Report Site Walk Results**  
42

43 No one was present. The Planning Board felt comfortable reporting the March 14<sup>th</sup> site walk  
44 results and sharing those results with the applicant after the meeting.  
45

46 All Planning Board members visited the site on March 14<sup>th</sup> or after on their own. The proposed  
47 lots are flat and look like they could be wet. Soil test pits were done for both lots indicating  
48 suitable soils however.  
49

50 Sight distance onto Gould Road looks sufficient but should be clearly noted on the subdivision  
51 plan. Board members were concerned about traffic turning off of Route 35 onto Gould Road as

1 they take that turn with some speed. The driveway for the lot closest to Route 35 should be  
2 placed as far from Route 35 as possible.

3  
4 The driveways for the proposed lots should also not generate glare into the houses across  
5 Gould Road.

6  
7 Shannon Belanger will share the site walk results with Mr. Plowman and remind him of the next  
8 steps needed to move forward with the Minor Subdivision Application.

9  
10  
11 **OTHER BUSINESS**

12  
13 **I. Donilon Auto Repair** - Jim Roberts, CEO received a Request to be on the Planning  
14 Board agenda for 26 Rumery Road. The owner, Nicholas Donilon wants to operate an  
15 auto repair business. Shannon Belanger will contact Mr. Donilon and look to schedule  
16 this project for the June Planning Board agenda.

17 **II. Lowell Subdivision** – Jim Roberts, CEO explained he received an inquiry of further  
18 subdividing the Lowell’s land. Shannon Belanger will contact the Lowells to explain the  
19 subdivision amendment application process.

20  
21 **ADJOURN**

22  
23 **MOTION**

24 John Boissonnault made a motion adjourn the meeting. Darren Adams seconded that Motion.  
25 All voted in favor.

26  
27 Meeting adjourned at 7:33 PM.

28  
29  
30 \_\_\_\_\_ Date: \_\_\_\_\_

31 Shannon Belanger, Chairman/ Acting Secretary

32  
33  
34 COPIES TO: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor

35  
36 THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE  
37 PARAPHRASED FOR CLARITY.