



TOWN OF DAYTON, MAINE PLANNING BOARD

Meeting Minutes
Tuesday, August 13, 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 John Boissonnault.

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

September 26, 2023

October 10, 2023

July 16, 2024

MOTION

Motion by John, seconded by Justin to postpone the review of the meeting minutes. All in favor.
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. **Report site walk results, workshop application for completeness with zoning ordinance, determine a public hearing**

Heather Carlisle of Tilson was present.

The August 10th site walk was postponed due to predicted inclement weather. The applicant asks that the site walk be rescheduled for 8/24 at 9am with a rain date back up for 8/25 at 9am.

1 **MOTION**

2 Motion by John, seconded by Justin to reschedule the site walk for 8/24 at 9am with a rain date
3 of 8/25 at 9am. All in favor. PASSED.
4

- 5
6 **II. IVANOV COMMERCIAL USE BUILDING** – Vitaly Ivanov has submitted a Planning
7 Board Inquiry Form to discuss building a 60' x 120' 4-unit commercial use building with
8 associated parking and fenced in/gated area for towing. Possible uses proposed include
9 motor vehicle sales, auto repair and auto junk yard. The property is located off Old
10 Country Road. The property is currently owned by James and Lorie Welch and is within
11 the Commercial Industrial District. Tax Map 1, Lot 2-1. **Comment on Planning Board**
12 **Inquiry and provide applicant information on Conditional Use Permit**
13 **requirements.**
14

15 Vitaly and Yelena Ivanov were present. They presented their plans to build a 4 -unit commercial
16 contractor space. There would be parking and a fenced/gated area. The uses for the zone allow
17 motor vehicle sales, auto repair and auto junk yard as well.
18

19 The property is located off New County Road, not Old Country Road.
20

21 The Planning Board discussed the inquiry and recommended the applicant obtain a boundary
22 survey of the property to identify the lot lines, lot area, any wetlands or waterbodies, and soils.
23 This will be important so a consultant can aid in layout the proposed building and parking on the
24 property. Once the boundary plan is ready the applicant should then consider submitting the
25 Conditional Use Permit for the Planning Board to consider. A site walk of the property would be
26 considered as well.
27

- 28 **III. LIZOTTE USED CAR DEALERSHIP** – Joseph Lizotte, applicant; Roger Moreau, agent;
29 Michael Hirst, owner. Conditional Use Permit for Motor Vehicle Sales. The applicant
30 proposes to lease 6,000 SF of land for a used car lot. An office and work/storage area is
31 proposed within the existing barn. The existing dwelling on the property to remain. The
32 property is located at 586 New County Road. The property is located within the Rural
33 Fields zone and is identified as Map 6, Lot 41-6. **Receive Conditional Use Permit and**
34 **consider scheduling a site walk**
35

36 Roger Moreau, Jenny Moreau and Joseph Lizotte were present.
37

38 **MOTION**

39 Motion by John, seconded by Justin to receive the Conditional Use Permit Application. All in
40 favor. PASSED.
41

42 The Planning Board discussed holding a site walk of the property.
43

44 **MOTION**

45 Motion by John, seconded by Justin to schedule a site walk for 8/24 at 9am with a rain date of
46 8/25 at 9am. All in favor. PASSED.
47

48 The Planning Board asked if the used car sales will have a repair area. The state requires car
49 sales to have on-site repair available. The applicant said the barn is planned to be used for the
50 repairs.
51

52 The application fee owed is \$800 and to be paid to the Town.
53

1 **OTHER**

2
3 The next Planning Board meetings will be held on August 27th and September 10th.

4
5 **ADJOURN**

6
7 **MOTION**

8 Motion by John, seconded by Justin to adjourn at 7:15 PM. All in favor. PASSED.

9
10  Date: 11/12/24

11 Shannon Belanger, Chairman

12
13 Copies to: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor

14 THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE
15 PARAPHRASED FOR CLARITY.
16