



# TOWN OF DAYTON, MAINE PLANNING BOARD

Meeting Minutes  
Tuesday, October 8, 2024, 6:30 P.M.  
Dayton Town Hall  
33 Clarks Mills Road

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

**Members Present:** Shannon Belanger (Chair), Nick Donilon, and John Boissonnault.

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

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

The Board has had interest from Yvonne Shaw to be the Planning Board secretary. She should be present at the next meeting.

## **MINUTES**

September 26, 2023  
October 10, 2023  
July 16, 2024  
August 13, 2024  
August 27, 2024

## **MOTION**

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

## **PUBLIC HEARINGS**

None.

## **DEVELOPMENT REVIEW & WORKSHOPS**

- I. **IVANOV COMMERCIAL USE BUILDING** – Vitaly Ivanov has submitted a Conditional Use Permit Application for a 60' x 120' 4-unit commercial use building with associated parking and fenced in/gated area for towing. Possible uses proposed include motor vehicle sales, auto repair and auto junk yard. The property is located off Old Country Road. The property is currently owned by James and Lorie Welch and is within the Commercial Industrial District. Tax Map 1, Lot 2-1. **Receive Conditional Use Permit Application and schedule a site walk**

Vitaly and Yelena Ivanov were present.

1 **MOTION**

2 Motion by John, seconded by Nick to receive the Conditional Use Permit application. All in  
3 favor. PASSED.

4  
5 The Planning Board asked if the applicant has any success in obtaining the boundary survey of  
6 the property. The applicant said the surveyor has been working on the plan and they should  
7 have a submission to provide the Planning Board within 2 weeks.

8  
9 The Planning Board discussed scheduling a site walk once the plans were submitted. The plans  
10 are necessary so they can be used during the site walk.

11  
12 The applicant was recommended to contact MDOT for a road entrance permit. The road  
13 opening will impact the site plan design and layout of the building and parking lot.

14  
15 The application fee may require additional payment depending on the total development  
16 proposed (building and parking area).

17  
18 **MOTION**

19 Motion by John, seconded by Nick to continue this application to the next meeting. All in favor.  
20 PASSED.

21  
22 **II. AMENDMENTS PROPOSED TO FLOODPLAIN MANAGEMENT ORDINANCE AS**  
23 **RECOMMENDED BY FEMA Workshop Ordinance changes recommended**

24  
25 A Floodplain Management Ordinance change has been recommended by FEMA. These are  
26 minor text changes that appear to have arisen by minor issues raised by other communities  
27 since the last FEMA changes were adopted at the last town meeting.

28  
29 The Select Board have asked the Planning Board to review the draft changes and schedule a  
30 public hearing.

31  
32 The Planning Board reviewed the draft changes provided by FEMA.

33  
34 **MOTION**

35 Motion by John, seconded by Nick to schedule a public hearing for November 12th. All in favor.  
36 PASSED.

37  
38 **OTHER**

39  
40 The next Planning Board meetings will be held on October 22<sup>nd</sup> or November 12<sup>th</sup> depending on  
41 when submissions are received.

42  
43 The Planning Board asked if there was any update on the road realignment by MDOT for Hollis  
44 Road and River Road. The Code Officer hasn't heard anything. This project may not be  
45 happening.

1 **ADJOURN**

2  
3 **MOTION**

4 Motion by John, seconded by Nick to adjourn at 7:00PM. All in favor. PASSED.

5  
6 Shannon Belanger Date: 11/12/24

7 Shannon Belanger, Chairman

8  
9 Copies to: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor

10 THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE  
11 PARAPHRASED FOR CLARITY.  
12