

# Planning Board and Public Hearing Meeting Minutes

## Town of Lyman

May 16, 2018

### **Public Hearing: Application for Subdivision: Lester P Worthen Map 11, Lot 57**

**Members Present:** Chairman Roderick Tetu, Vice Chairman Don Hernon, Joseph Wagner, Kelly Demers, Michael Rancourt, Cecile Dupuis, CEO Patti McKenna and Penny Thomas, Planning Board Clerk

**Others in attendance:** Lester Worthen, Subdivision Applicant and Derrick Girard, Deer Hill Rd Abutter

The Meeting was called to order at 6:45 PM by Chairman Tetu. Mr. Tetu explained that this is a 3-lot subdivision. The lots are proposed to be 3+ acres, with road frontage on Deer Hill Road and So. Waterboro Road.

Mr. Worthen presented the site map and gave an overview of the proposed use of the land and its impact, if any, on abutters. Since there were no comments or questions, Chairman Tetu moved to close the Public Hearing at 6:52 PM. It was seconded by Mr. Wagner, and so voted. Mr. Girard left the meeting place at that time.

### **Planning Board Meeting**

The Planning Board meeting was called to order by Chairman Tetu at 7:00 PM.

#### **Review of Subdivision application:**

Note that having missed the initial Public Hearing and the subsequent site walk, Cecile Dupuis abstained from voting, and it was voted that Mr. Rancourt vote in her place. He stated that he might, in the future, have an interest in one of the proposed homes and was concerned that it might pose a conflict of interest. The Board deemed that it was not a problem at this time.

Mr. Hernon stated that, while he had missed the last two meetings (to include the site walk), he did go independently to the site and read the minutes, so it was agreed that he should vote on the matter.

The Board then reviewed Mr. Worthen's application the Subdivision Regulations. Requests for waivers were addressed first.

Section 6.11 Request for Waiver: Topography at 2' intervals

Due to the flat terrain and the dry sandy soil, the Planning Board agreed that the waiver was appropriate. Chairman Tetu made the motion to waive, it was seconded by Mr. Demers and so voted by the Board.

Section 6.18 Request for waiver: Soil erosion and sediment control

For the same reason listed for 6.11, the Board agreed to waive. Chairman Tetu mad the motion, Mr. Wagner seconded, and the Board so voted.

#### Section 7.2 Request for waiver: Performance Guaranty

Since there are no roads proposed with this plan, this point was waived. Mr. Wagner made the motion to waive, Mr. Demers seconded, and the Board so voted.

#### Section 8.6.1 Request for waiver: Subdivision requirement for public water supply for fire safety

There was much discussion on this topic. Mr. Worthen felt strongly that this subdivision requirement did not apply to his plan since there were no roads proposed. He also stated that the local fire department is one quarter of a mile away. The Board discussed the pros and cons and reviewed the letter from the Fire Chief declaring the need for either a shared underground water tank or individual sprinkler systems for each home. Chairman Tetu requested a vote on the topic, seconded by Mr. Wagner. Having no approving votes, Mr. Tetu then asked for all those opposed to cast their vote and it was unanimously voted to deny this waiver. Given this decision, Mr. Worthen indicated that he preferred to use individual sprinkler systems.

#### Section 9.9.2 Underground utilities

Given that all three parcels have road frontage with ready access to existing poles, the Board agreed to waive this section. Mr. Demers made the motion, Mr. Wagner seconded, and the Board so voted.

It was agreed by the Board that all remaining sections relevant to this application were complete and satisfactory. Chairman Tetu made the motion to approve the application, Mr. Wagner seconded, and the Board voted their approval.

Mr. Worthen was then instructed to bring his updated Mylar Plans to the Board for their signatures and subsequent submittal to the Registry of Deeds.

#### **Minutes:**

The minutes from the May 2, 2018 meeting were reviewed by the Board. Chairman Tetu made a motion to accept, Mr. Wagner seconded, and the motion carried.

**Mail:** There was no mail.

#### **Other Business:**

Chairman Tetu stated that the Fire Marshall will be attending the next meeting, scheduled for June 6, 2018 to discuss their recommendations regarding fire safety for new and newly renovated homes. The Board of Selectman and the Dayton Planning Board and Board of Selectman have also been invited to attend.

**Old Business:**

CEO McKenna suggested that the Board put the marijuana discussion back on the table for discussion in readiness for future town voting. The Board plans to discuss it with the Board of Selectman at the next meeting after the Fire Marshall presentation.

**Agenda for June 6, 2018 Meeting:**

Meeting 7:00PM

Presentation by Fire Marshall regarding home fire safety recommendations for new and newly renovated residences.

Minutes

Workshop & Training (Time permitting)

**ADJOURNMENT:** PB Chairman moved to close the meeting at 8:00 PM, seconded by Mr. Wagner, all in favor.

Respectfully submitted,

Penny Thomas, Clerk



Roderick Tetu, Chairman



Donald Hernon, Vice Chair

Joseph Wagner



Kelly J. Demers



Cecile Dupuis, Secretary

Michael Rancourt