

**Town of Lyman  
Planning Board Minutes  
August 15, 2018**

**Members present:** Chairman, Roderick Tetu; Vice Chairman, Donald Hernon; Secretary Cecile Dupuis; Kelly Demers; Joseph Wagner; Michael Rancourt; CEO Patti McKenna.

**Others in attendance:** Fire Chief Roger Hooper and five members of Goodwins Mills Fire and Rescue Dept.

**Appointments:**

**7:00 P.M.** Discussion of Chief Hooper's request to amend the Subdivision Regulations to require sprinklers be installed in homes to be built in approved subdivisions. Mr. Hernon stated that they held a public hearing at the last meeting where the proposed changes were read. There were members of the Fire Dept. attending the public hearing. There were no comments against adopting this change.

Mr. Tetu was not in attendance at the public hearing but has read the minutes.

Chief Hooper does want to bring forward a proposal to change the zoning ordinance to require sprinklers in all new homes in Lyman. Mr. Hernon states that change will have to go to town meeting to be voted on by the town.

Mr. Wagner made the motion to adopt the changes as proposed and as included here in the minutes.

(Deletions are ~~struckthrough~~, additions are in *italics*.)

ARTICLE 4 – DEFINITIONS Section 4.1 Page 9

**ADD:**

*Sprinkler System: An approved automatic fire protection sprinkler system shall be capable of immediately supplying water to a fire without human intervention. The system shall meet all of the requirements as outlined in the applicable National Fire Protection Association (NFPA) Standard. These standards shall include NFPA 13, NFPA 13R, or NFPA 13D. The system design is required by State Law to be permitted by the State Fire Marshal's Office prior to installation.*

Article 8 – STANDARDS Page 2

**ADD:**

8.1.8 All new dwelling units shall be protected by an approved automatic sprinkler system installed under the following standards NFPA 13, NFPA 13R, NFPA 13D or as permitted by the Office of State Fire Marshal and approved by the Fire Department.

8.6.2 The subdivider/applicant shall demonstrate by actual test or by a signed affidavit from an authorized representative of the servicing water company that water meeting Public Health Service, Drinking Water Standards, 1962, can be supplied to the subdivision at the rate of at least 350 gallons per day per dwelling unit and at an adequate pressure for fire fighting purposes required for operation of a sprinkler system. ~~if applicable.~~

8.6.3 Water storage shall be provided as necessary to meet peak domestic demands, fire protection to support a residential sprinkler system. ~~as specified by the Fire Department. The developer shall provide for the construction of underground storage facility(s) for fire protection. Size and the number of facilities required shall be determined by the Planning Board based on Fire Department recommendations.~~

Mr. Demers seconded the motion. The motion passed with a unanimous vote in favor.

#### **Minutes:**

Mr. Demers made the motion to adopt the August 1, 2018 minutes as written. Mr. Wagner seconded the motion. The motion passed with a unanimous vote in favor.

#### **Mail:**

1. Chief Hooper had forwarded the Town of Gorham's fire protection ordinance for the Board's information. This is in preparation for his proposal to develop an ordinance in Lyman that would require sprinklers in all new homes.
2. FEMA sent a notice to the town dated July 18<sup>th</sup> and CEO McKenna presented an overview of what this notice is telling us. Ms. McKenna stated that FEMA has run a legal ad in the Journal Tribune in late July and early August putting the town on notice that we are now in the 90-day appeal period to adopt the proposed flood hazard determinations. This process has been in place for approximately 10 years. During this 90-day appeal period a resident may or the town may bring an appeal to the proposed changes in the flood maps. The new flood maps are overlaid onto aerial photos which is much more detailed than the current flood maps. At the end of the appeal period and after FEMA has processed any appeals, the town should adopt the new maps with the effective date into our current Flood Management Ordinance. It was suggested that the FEMA notice also be posted on the bulletin board in the front lobby along with it already being posted on the webpage. There was discussion about holding a public hearing to put town's people on notice of this appeal period. The two recent legal postings in the newspaper is the legal notice. The preliminary maps can be found in the code enforcement office if anyone would like to view them.

3. Mr. Wagner presented the Board with an email from Susan Deschambault regarding the Board's questions on where the State Legislature is with the recreational marijuana laws. She reports in her email that the substantive rules will have to be passed by the full legislature. She thought this process would possibly be done by June of 2019 but feels it will take longer. Applications for licenses for any of the adopted levels of recreational marijuana will not be made available and licensing will not begin until rules have been adopted that establish the regulatory framework required by Maine law.

The Board would like to include the email response with the monthly report for August and forward it along to the Board of Selectmen for their information as an update on the Board's work on this topic. The Board feels that it should hold off on developing regulations until the State adopts regulations.

**Other Business:**

The Board members had not reviewed the ordinance for road acceptance that had been forwarded to them after the last meeting. There was no progress made on developing an ordinance for street acceptance. The Board agreed to review the ordinance copied to them as a model for developing one for Lyman before the next meeting.

**Agenda for September 5 meeting:**

Work on the Street acceptance ordinance.  
Any new business

**Adjournment:**

Mr. Tetu made the motion to adjourn the meeting at 7:38 p.m. The motion was seconded by Mr. Wagner. The motion passed with a unanimous vote in favor.

Respectfully submitted,  
Patti McKenna

Approved Date: 9/5/2018


  
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Roderick Tetu, Chairman

  
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Donald Hernon, Vice Chair

  
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Joseph Wagner

  
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Kelly J. Demers

  
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Cecile Dupuis, Secretary

  
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Michael Rancourt