

# Planning Board Meeting Minutes

## Town of Lyman

March 1, 2017

**Members Present:** Chairman Roderick Tetu, Vice Chairman Donald Hernon, Joseph Wagner, David Dulong, Cecile Dupuis and Kelly J. Demers

**Others in attendance:** None

**Chairman called the meeting to order at 7:02 p.m.**

**START 7:02 PM KAREN & JASON WHEELER (FRIENDSHIP COVE/SAWTELLE ACRES):** Mrs. Wheeler said that Jean Roy and his wife were unable to come to the meeting, so she and her husband are here to represent Friendship Cove Common Area. The Roys, the Fluckigers, and the Wheelers all own Lot 7F and the common area. The last time they were before the Board regarding this, many things were discussed and changed on the plan. The issue they have regards note #17 on the plan prepared by Brad Lodge (Middle Branch Engineers) which reads that the owners of Lots 7C, 7D, 7E and 7F own the common area and are solely responsible for that common area. Mrs. Wheeler said Lot 7F should not be on there because all six of them own 7F and Mr. Wheeler says it's a typographical error. All they need is for it to say that the owners of Lots 7C, 7D, and 7E own the common area. In speaking with Brad Lodge, Mrs. Wheeler said that Brad said that in their conversations with Gregg Fluckiger he was potentially going to live there, purchasing it from the others, and selling his current home. He is one of the owners of Friendship Cove Association. She said it's literally a typo. Mr. Lodge intended to remove it before the last meeting with the Board where the Board was to sign the plan. Mrs. Wheeler said they just noticed the error in the last couple weeks. If they sold it to one of the Board (for instance), that person would own 7F and the common area, but it was not set up for that owner to be a part of the common area since that is owned by the above-named three couples.

They want the words "and 7F" off item #17. Brad Lodge told them if it was approved, he would print up a new plan and have it signed by the Board and re-record it at the Registry of Deeds. This would keep accurate tracking of the decisions made. Mr. Demers asked if the association covenants are recorded and if 7F is listed in the cc's and r's? Mrs. Wheeler said the association corporation of Friendship Cove only states the owners' names of the corporation, registered agents, and not the lot numbers. Their tax bill does not list the lot numbers either. She is the current President of the corporation so all the bills come to her.

Mr. Wheeler said that the common area's fourth line was not delineated so it's no man's land and numerous people have access to it. The common area is outlined in grey on the plan along with the five-foot walk path and the right of way. No one can be refused to walk down there to use the common area. Mr. Wagner moved that the language "and 7F" be removed from item #17 on the map, seconded by Mr. Dulong, all in favor. Mr. Lodge needs to bring in the corrected plan for

signatures. Mr. Wheeler said they all still own 7F but somewhere in the future they will be selling 7F and they needed to correct that. **Completed at 7:13 pm**

**OLD BUSINESS:** The Chairman signed the Notice of Decision for Paul Lorrain/Funky Bow Brewery.

**MINUTES:** Chairman moved to accept the minutes of the February 15, 2017 public hearing for Funky Bow as written, seconded by Mr. Wagner, all in favor. The minutes of the February 15, 2017 meeting were tabled to the next meeting to allow Mr. Wagner to review the audio before agreeing to the recommended corrections. His concern is whether the requested changes by Mr. Dulong were the actual words said at the meeting. He felt the clerk captured the meeting accurately. The Clerk is having trouble with downloading the audio minutes onto the website.

**MAIL:** Maine Townsman magazine and a National Business Institute flyer

**NEW BUSINESS:** None

**OTHER BUSINESS:** Clerk said she received a call from Leo Belanger who wishes to lease to own a parcel of land just under five acres off Mast Road (Old Pump Rd) for a gravel pit. He asked if the Board requires a licensed surveyor or geologist to prepare the plan since it's under five acres. He has been in touch with the State regarding the storm water by rule, will meet with DEP on Monday and has sent a letter to the Historical Society and waiting for the Fire Dept. He said the property is easily marked and it's on an existing road with only two houses. He has asked if he needs to pave the entrance (20'x150') before approval and the Clerk told him that the Board could condition that as part of his permit. The Board said they would want an actual survey with the signature block and said Mr. Belanger could request a preliminary meeting, which the clerk had recommended to him.

**OTHER BUSINESS:** The Board will discuss accessory dwelling units and commercial design standards in their workshop.

Set Meeting Agenda:

**AGENDA for March 15, 2017**

**7:00 Workshop unless something comes in**

**Monthly Report to Select Board:** None

**Town Report for period July 1, 2015 through June 30, 2016:** Board approved the annual PB report to place in the town report.

**ADJOURNMENT:** Chairman moved to close the meeting at **7:30 pm and move into a workshop**, seconded by Mr. Wagner, all in favor.

Respectfully submitted,

Irene C. Single, Clerk

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Roderick Tetu, Chairman

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Donald Herson, Vice Chair

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Joseph Wagner

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David Dulong

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Cecile Dupuis, Secretary

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Kelly J. Demers, 1<sup>st</sup> Alt.