

Planning Board Meeting Minutes

Town of Lyman

June 21, 2017

Members Present: Chairman Roderick Tetu, Vice Chairman Donald Hernon, Cecile Dupuis and Kelly J. Demers

Others in attendance: None

Chairman called the meeting to order at 7:00 p.m. Chair moved to have Mr. Demers step up as a regular member (Mr. Dulong was elected a Selectman and stepped down from this Board), seconded by Vice Chair, all in favor.

START 7:03 PM TOM LACHANCE & JOCELYN BATTIGE (MAP 16 LOT 49): Applicants approached the Board following the site walk. Chair asked if there were any questions or comments. The Board can't see any other place they can move back to than the proposed location because of the slope, location of the well, and the power lines. The applicants said the camp is too close to the water. Their proposal is to build the new structure 15 feet further back. Mr. LaChance said the contour is hard to walk on in the front yard and they wish the new structure to also be in line with the camps on both sides. Chair referenced page 5 of the Shoreland ordinance Section (3) Relocation and read the requirements the Board needs to look at which are that it meets the setback to the greatest practical extent, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation. Chair again stated that the slope of the land restricts how far back the applicant can relocate. Mrs. Dupuis said they had mentioned (at the site walk) that they had the option of moving it to the left. Mr. LaChance said they have maybe ten feet to the right or fifteen feet to the left and still keep a buffer of 25 feet either way. Chair still has no problem with moving it straight back. Ms. Battige said they would be dealing with large rocks if they moved it right or left.

Chair asked if the Board deemed this application complete in order to schedule a public hearing. Clerk asked about addressing the requirements on page 5 and Chair stated they'd be discussed after the public hearing. The Board affirmed the application was complete and set a public hearing for July 5 at 6:45 pm with the applicants having the 7:00 slot on the meeting's agenda. Chair explained to the applicants that they will need to explain their project at the hearing and the remainder of the process will depend on concerns addressed at the public hearing. **Completed at 7:12 PM**

MINUTES: Chairman moved to accept the minutes of the June 7, 2017 public hearing for Leo Belanger as written, seconded by Mr. Demers, all in favor. Chairman moved to accept the minutes of the June 7, 2017 meeting as written, seconded by Mr. Demers, all in favor.

MAIL: None

NEW BUSINESS: None

OLD BUSINESS: Vice Chair said the Board of Selectmen discussed the issue of marijuana which this Board requested a moratorium on. Placing a moratorium would protect the town from someone coming forward to open some type of facility. They were going to speak with the town attorney before setting a moratorium.

OTHER BUSINESS: The Clerk stated a gentleman has an issue with a possible subdivision problem in which his son is trying to sell a parcel. The original parcel was given to this gentleman by his father over 20 years ago. He split off five acres for himself and built a home. He sold that 21 years later. He sold off a 5-acre parcel to his son and now his son is trying to sell it. The title attorney said he needed Planning Board approval for a subdivision however the length of time in between may not require subdivision. Chair had deferred it to our CEO.

Set Meeting Agenda:

AGENDA for July 5, 2017

6:45 PM Public Hearing – LaChance and Battige

7:00 LaChance and Battige

Next Any new applicants

Next Vote in new Board officers

Monthly Report to Select Board: None

ADJOURNMENT: Chairman moved to close the meeting at **7:20 pm**, seconded by Mr. Demers, all in favor.

Respectfully submitted,

Irene C. Single, Clerk

Roderick Tetu, Chairman

Donald Hernon, Vice Chair

Joseph Wagner

Cecile Dupuis, Secretary

Kelly J. Demers