

TOWN OF LYMAN

COMPREHENSIVE PLAN COMMITTEE

11 SOUTH WATERBORO ROAD

**LYMAN, MAINE 04002 www.Lyman-ME.gov
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**NOTICE OF SCHEDULED PUBLIC HEARING BY THE COMPREHENSIVE
PLAN COMMITTEE**

Date: November 1, 2018

The **LYMAN COMPREHENSIVE PLAN COMMITTEE** will be holding a **PUBLIC HEARING** on **Wednesday December 12, 2018 at 7:00 PM** at the Lyman Town Hall, 11 South Waterboro Road.

This **Public Hearing** is to present the proposed updated Comprehensive Plan and accept public comment. A copy of the draft plan is posted on the town's webpage and can be obtained in the code enforcement office during normal business hours. A copy of the data and inventory used to draft the updated plan is available at the town hall during normal business hours.



Patti McKenna, Land Use Director



Pauline Weiss, Town Clerk

NOTE: SHOULD YOU HAVE ANY QUESTIONS OR CONCERNS, PLEASE NOTIFY THE LAND USE DIRECTOR AT 247-0647 OR AT ceo@lyman-me.gov

Town of Lyman

2019

Comprehensive Plan

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2019

TOWN OF LYMAN

COMPREHENSIVE PLAN COMMITTEE

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Patricia Hussey / Vice Chairman
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INTRODUCTION

The 2018 Comprehensive Plan is an update of the 2004 Comprehensive Plan currently in use by the Town of Lyman. This updated Plan will be a guide for managing Town affairs for the next ten years. This Plan will serve as the legal foundation for the Town Ordinances and zoning regulations.

The intention of the Comprehensive Plan Committee was to gain an understanding of our Town government and seek a consensus of the majority. The committee held public meetings, a public hearing and provided surveys at the November 2016 elections. Town officers, committees and community organizations were consulted. In all areas, the committee was sensitive to protect private property rights and the public interest. To the best of our knowledge, the Plan is based on the desires of the majority of citizens.

One of the key findings of the committee was that the majority of the residents want to maintain Lyman's semi-rural and small-town lifestyle. A majority also wanted to develop and protect conservation land that will be open to the public. In response to this feedback it is suggested to start a land trust or conservation committee.

The town amended zoning in 2014 to allow residents in the residential zoning district to raise animals for their own food. There were conditions placed on residential farming to protect abutting property owners. The trend over the last few years is for people to want to eat healthier and to grow and raise their own food or buy locally grown and raised foods. To this end, this plan makes provisions to establish a land trust to protect prime agricultural land and open space for the future.

Regional planners predicted an increase of 50,000 people in York County over the period of ten years from 2004 – 2014. In the years between 2006 – 2017 Lyman had 240 new houses. The rate of growth is such that Lyman has not felt the need to consider utilizing growth caps as some area towns still do.

Our Municipal Government structure in Lyman is lean. The town went from three Selectmen to five Selectmen since the 2004 plan update. There has been much discussion over the last few years about the need for a town manager form of government. Lyman adopted a Charter in 2012 and attempted to amend it since then to adopt a town manager form of government. That failed. The Selectmen are still acting as the managers of the town and existing staff manages the day to day functions of the Town to provide full service to the residents. This plan recommends encouraging more participation in local government by developing a newsletter to keep residents informed.

The trend over the last ten years is for families to attempt to live in multi units on the same property. The town has adopted changes to allow one attached or detached accessory dwelling per single family lot with provisions that one of the dwellings is owner occupied. This committee discussed lowering lot size requirements to allow families to reside as a unit but in their own homes.

As new subdivisions are being developed this plan asks for subdivision projects and commercial projects to contribute to Lyman's infrastructure. It also asks that regulations require developers to provide water for rural fire fighting that meets National Fire Protection standards.

The town adopted the concept of contract zoning in 2016. This is a tool for the town to contract with a property owner for a use that is not permitted in the zone the property is located in. This was in keeping with the 2004 plan which suggested broadening the use of Conditional Use applications. Lyman is primarily a residential community and more people are wanting to earn their living on their property or in Lyman instead of commuting elsewhere. This helps add to the tax base and relieves the burden somewhat from the residential tax base. This Plan encourages this trend to continue with emphasis on keeping and protecting the rural atmosphere of the town.

The town adopted a provision in the ordinance to provide for a service road in the commercial zoning district and then retracted that provision. Zoning should be amended to require businesses in the commercial zone to connect to each other off the main roads of Route 111 or Routes 202/5.

The committee discussed the needs of our aging population and possibly the need for a facility where our residents can age in place. This would require a zoning amendment to increase the density of dwellings allowed per lot. The committee also discussed ways to keep our youth living in Lyman instead of moving away. This might also be accomplished by allowing apartments to be constructed on smaller lots.

As of the writing of this plan, the State Police provide law enforcement coverage for Lyman. There hasn't been a demand for additional police coverage.

There is a desire to reduce the cost of trash removal. The committee discussed ideas to encourage the town to investigate new and inventive ways to reduce solid waste.

The residents of Lyman have diverse educational and occupational backgrounds which is important in our government. Citizen committees contribute a great deal without cost to the town.

There are over 3400 voters listed in Lyman. Less than 50 voters have attended some of our annual Town Meetings to determine a \$7 million budget where ultimately the tax rate is determined.

The Comprehensive Plan committee encourages fellow citizens to participate in the governance of Lyman. Your votes, tax dollars and your participation will decide how Lyman evolves.

HOUSING

Goals:	To encourage affordable and safe housing opportunities for all Lyman residents.
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Policies:	Support zoning that allows for mobile home and alternative models, e.g. tiny houses, for housing development to allow for increased density.
	Continue to encourage cluster development to preserve open space.
	Encourage affordable housing development and senior housing to account for the shortage of these housing opportunities.
	Continue to require that all homes built in Lyman and all mobile home site in Lyman be constructed according to appropriate building codes for safety.
	Provide areas of higher density zoning to accommodate various forms of multi-unit housing.

Strategies – Housing	Responsible Party
Investigate the condition of home share-rentals, seasonal rental units and residential rentals in general, to address life safety code issues and tax considerations.	Code Enforcement Officer/Assessor
Investigate zoning changes to create new areas of high-density development.	Planning Board/ Ordinance Review Committee
Review and recommend changes to the existing ordinance that will allow housing units with more than 6 dwelling units.	Planning Board/ Ordinance Review
Create a housing committee that would assess the demand for an elderly housing project or policies to facilitate aging in place and multi-generational housing. If demand exists, the committee should take appropriate action to encourage the development of suitable housing. The committee should work with neighboring towns to assess whether regional solutions are possible.	Board of Selectmen
Review and recommend ordinances to require periodic inspection of residential and multi-unit rental properties to ensure compliance with Life Safety Code, State Fire Marshal’s rules and applicable statutes.	CEO, Fire Chief

ECONOMY

Goals:	To promote environmentally compatible economic development that broadens the town's tax base and job opportunities while preserving the towns rural and village character.
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Policies:	Consideration should be given for a limited business category to allow for small-scale operations that exceed the limits of a home occupation.
	Allow low impact home businesses that are compatible with their surroundings.
	Review commercial zoning to ensure that current zoning guidelines meet the needs for future development.
	Encourage local infrastructure improvement in order to attract and maintain business development.
	Pursue planning strategy to reduce traffic hazards and congestion in the commercial zone along Route 111.
	Ensure businesses are constructed and operate in a manner to reduce community risk, promote life safety and minimize environmental impact.

Strategies	Responsible Party
Investigate expansion and utilization of fiber optic high-speed internet access (3-ring binder).	Board of Selectmen
Investigate installing 3-phase power access along major roads.	Board of Selectmen
Investigate expansion of water, sewer and natural gas lines along major roads.	Board of Selectmen
Develop zoning amendments to allow for small business that are not considered home-businesses to operate outside of commercial zones.	Planning Board/ Ordinance Review Committee
Tools such as contract zoning should be utilized to consider a commercial use that is not permitted in that zone.	Planning Board/Board of Selectmen
Develop design standards for commercial development with emphasis on preserving the town's rural and village character.	Planning Board/Ordinance Review Committee
Amend commercial zoning to allow for connectivity of new developments in the commercial zone.	PB/ORC
Develop ordinances to require the periodic inspection of businesses and commercial facilities for compliance with codes and statutes.	PB/ORC, CEO/GMFD

MUNICIPAL GOVERNMENT AND SERVICES

Goals:	To plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development and meet the needs of the citizens both now and in the future.
	Enhance Lyman's sense of community.
	Encourage town projects to utilize efficient alternative and renewable energy sources.

Policies:	Create partnerships with local land trusts or create a conservation committee/ land trust to increase access for the public to land for recreation, to conserve natural areas, and protect farm land.
	Create partnerships with neighboring municipalities for reduction of duplicated services. Promote regionalized approach to delivery of services.
	Explore alternative energy sources and systems.
	Conduct property revaluations as required.

Strategies	Responsible Party
Establish a capital improvement plan to determine the need and scope of improvements within the town with annual funding.	Board of Selectmen
Create a regular newsletter and increase the use of inter-active social media and emergency notification to inform citizens of town developments and community activities.	Board of Selectmen
Renegotiate cable franchise contract and use franchise fees for AV equipment to televise meetings.	Board of Selectmen
Examine existing town committees to consider consolidation or termination and the need to establish new committees.	Board of Selectmen
Evaluate and prepare cost estimates for municipal land acquisition as well as an inventory of all non-taxed and unidentified property.	Board of Selectmen
Encourage landowners to consider establishing conservation easements or negotiating agreements to allow conditional public access.	Board of Selectmen
Existing public points of access to bodies of water should be maintained and adequately posted. Determine priorities for acquiring additional access points and to secure rights to such access points for public use.	Board of Selectmen
Establish a policy to require commercial and subdivision developers to provide for expansion of municipal services and facilities.	Planning Board/Fire Chief

Install water supplies for rural fire fighting to meet the most current edition of NFPA standard 1142.	Planning Board/Fire Chief
Require future subdivisions to provide an adequate water source or install residential sprinklers. Provide adequate access and turn-around areas for emergency vehicles.	Planning Board/Fire Chief
Establish an ongoing program for improving existing agreements for police, fire protection and emergency medical services between neighboring communities. Support and promote participation in regional programs to benefit the Town.	Fire Commission, Fire Chief or Board of Selectmen
Develop municipal services to meet the demand of the growth of the town. Provide facilities and skilled staff for the required services, along with the requisite planning and management support, which may be on a shared basis.	Board of Selectmen
Encourage the development of a community center to promote educational and social activities.	Board of Selectmen
Support the implementation of GIS technology in mapping the Town to ensure accurate data for private and publicly owned land and infrastructure.	Board of Selectmen

ROADS AND TRANSPORTATION

Goals:	To plan for, finance and develop a road and bridge management program that minimizes safety hazards, maintenance and operational cost, while enhancing economic growth.
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Policies:	Consider bicycle or pedestrian safety in any future public road construction and reconstruction.
	Plan, finance and develop a road and bridge management program that minimizes safety hazards, maintenance and operational cost.
	Develop street and road design standards.
	The highway system shall be appropriate for existing and projected needs with respect to the natural environment. Natural features shall be protected.
	Public transportation within both the community and the region shall be encouraged with particular attention to the needs of the elderly and handicapped as well as promoting energy conservation.

Strategies	Responsible Party
Review/revise regulations (e.g. Subdivision Regulations, Site Plan Review) to require bike and pedestrian friendly features are incorporated.	Planning Board
Create an inventory of local roads and establish a strategic capital improvement and maintenance plan.	Road Commissioner/Board of Selectmen/Land Use Director
Identify and develop landing zones for Life Flight helicopters in strategic locations.	Fire Commission
Coordinate with the Town of Dayton and the Maine DOT to develop Goodwins Mills into a pedestrian and bicycle friendly area.	Board of Selectmen/Road Commissioner

SOLID WASTE

Goal:	Conduct periodic reviews of the current solid waste program to increase recycling and reduce municipal solid waste.
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Policies:	Maintain the Town's program for acceptance and removal of hazardous waste while promoting a regional approach of disposal.
	Recycling of materials shall be the major focus of the town's solid waste plan.

Strategies:	Responsible Party
Coordinate programs for hazardous waste disposal.	Board of Selectmen
Construct a building for year-round exchange of used items, a "share/swap shop".	Board of Selectmen
Implement a town wide "pay as you dispose" program or other incentives to raise the recycling rate.	Board of Selectmen

EDUCATION

Goals:	To promote accessible, quality educational opportunities for all residents.
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Policies:	Support efforts by the RSU that allow all students the opportunity to learn and participate in innovative educational approaches.
	Support programs that promote vocational training and skilled trades development.
	Support the educational opportunities for all ages provided by the Community Library, Parks and Recreation programming, and future Community Center.

Strategies:	Responsible Party
Work with the RSU administrators and school board members to promote the success and achievements of the students.	Board of Selectmen
Provide funding for the Community Library to allow for educational programs and services.	Board of Selectmen
Continue to disperse funds for the Town's scholarship programs, including the Horace Cousens Scholarship.	Horace Cousen's Scholarship Committee

LAND USE

Goals:	Guide the location and the manner of development so that the Town's rural character, open farmland and forests are maintained. Strive to promote the businesses, services and employment opportunities.
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Policies:	Investigate establishing differing lot sizes in rural areas; smaller lot sizes near existing developed areas and larger lot sizes near farmland, natural resources, or large tracts of open space.
	Maintain zoning which protects prime agricultural and valuable forestland.
	The Ordinance Review Committee shall amend/rewrite Lyman Zoning to adhere and conform to the 2018 Town of Lyman Comprehensive Plan.

Strategies	Responsible Party
Review Zoning Ordinances and Zoning Maps to ensure broad land use goals are being achieved, and make changes to those boundaries or land requirements that would be in the long-term best interests of the Town.	Planning Board/ORC
Develop overlay district zoning rules that would include other small homes in addition to mobile homes.	Planning Board/ORC
Develop varying land use density patterns, which maintain the semi-rural character of the community by adopting lot requirements in specific areas of the residential zone that would allow for denser development.	Planning Board/ORC
Consider establishment of a low density and a medium density rural zone. Low-density lot sizes between 2-5 acres should be considered to protect rural areas. One acre lot sizes should be considered near existing development in suitable areas.	Planning Board/ORC
Cluster development rules should be revised to allow non-buildable land to count as open space required for the development.	Planning Board
Create an Agriculture/Conservation Committee that would identify forested and agricultural land, and interview landowners to facilitate transfer of land parcels with recreational, agricultural, and conservation value into future management by an existing or new land trust.	Board of Selectmen
Establish ordinances that would preserve the historic character of the Goodwins Mills village area.	Planning Board/ORC
Revise zoning ordinances to provide for wider application of Site Plan Review, with appropriate performance standards for all non-residential uses. This approach would neither automatically deny nor automatically allow these land uses to be created in those zones. Instead, approval would be conditional upon the proposed land use meeting appropriate "performance standards" (as specified in the Zoning Ordinance). The "Site Plan Approval" is not a use permitted by right, but only a use permitted after all performance standards are met. Proposed	Planning Board/ORC

<p>development complying with the performance standards shall be eligible to receive "Site Plan Approval". This procedure is intended to prevent incompatible development and broaden the allowable uses for all zones.</p>	
<p>Performance standards should be used to assure that uses do not cause traffic or other public safety problems, or environmental degradation.</p>	<p>Planning Board</p>
<p>Extractive industries (e.g. mining and gravel pits) shall be conducted with proper regard for the environment and neighboring property owners. Any burden which such extractions place on municipal services or facilities (such as town roads), shall be recoverable from the operating firm. All permits shall require that the land be subsequently restored for some form of beneficial use acceptable to the Town.</p>	<p>Planning Board</p>

FISCAL MANAGEMENT

Goals:	Plan, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.
	Serve the citizens through prudent and conservative financial management of the town's income and expenses

Policies:	Control cost through sound financial management.
	Property revaluations should be completed as directed by state mandate.

Strategies	Responsible Party
Develop a Capital Improvement Plan with input from all departments and fund on an annual basis.	Board of Selectmen