

TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
February 17, 2021

CALL TO ORDER: Chairman Roderick Tetu called the meeting to order at 7:05 p.m. noting attendance from the Planning Board of Donald Herson, Joseph Wagner, Kelly Demers, Cecile Dupuis and Paul Boucher. Also attending from the town was Patti McKenna, code enforcement officer/ land use director. Michelle Fellicitti recorded the meeting.

APPOINTMENTS:

7:00 P.M. – There were no appointments for this evening’s meeting.

NEW BUSINESS

The Board discussed the draft shoreland zoning changes. Ms. McKenna was not successful in finding illustrations of docks. She offered that we either put this off for next year or just add the wording suggested by DEP. Mr. Demers volunteered to research illustrations of docks. If the board can finalize this at the next meeting, we can schedule a public hearing and have this ready for this year’s town meeting.

The Board decided to postpone scheduling the public hearing for the draft zoning amendment for commercial design standards until the next meeting. If we have the shoreland draft change ready, we will include it. If we don’t have it ready, we will just have one zoning change proposed this year.

The Board discussed whether to have their meetings held via zoom to allow for public participation. Mr. Herson asked if there had been a request for the meetings to be held through zoom? Mr. McKenna states that she isn’t aware of any request for this. Mr. Wagner asked if the Board of Selectmen are holding their meetings through zoom. They have not yet opened their meetings up for the public to participate through zoom. Mr. Tetu suggested that we have zoom meetings for public hearings when the Board allows public comment. Michelle Fellicitti, volunteer for recording meetings, explained the process where to enter a zoom meeting she can require name and address, and that people can ask to speak through the app but would have to be unmuted and allowed to speak. Mr. Herson made the motion that the Planning Board authorize the use of you tube recordings and the use of zoom for public hearings as the availability of volunteer or paid employees as authorized by the Board of Selectmen allows. Mr. Wagner seconded. The motion passed with all in favor.

The email from Ben Harris from the Goodwin’s Mills Fire Dept was reviewed and discussed. He asked the Towns of Lyman and Dayton to research and consider adopting the International wildlife interface code. He asked that both towns consider adopting impact fees. He also discussed the fact that many of the firefighters are younger people, who often leave Lyman to live in town’s that have rental properties available. He asked that the town’s consider changes in ordinance that would allow rental properties to be developed to encourage younger people to stay in town. Ms. McKenna had printed out a publication from MMA explaining the impact fee law for the Board’s review. The Board will research the wildlife interface code for consideration. Mr. Wagner stated that Ms. McKenna’s response to the email mentioned that there are several camp roads built with summer homes in mind with increasing number of year-round homes. The wildlife interface code might have ideas that would assist in making these roads better for year-round access by emergency vehicles. Mr. Wagner wondered if DOT has any grant money available for this. Ms. McKenna responded that when the Army Corps was at a recent site visit the representative mentioned grant money available for stream crossings. She would inquire about whether this grant money would be available for some of the camp roads.

The Board discussed the inquiry about the conditional use permit of 2008 that had a condition that it be renewed in ten years. The conditional use permit is for MX207. The inquiry is that the town no longer has a conditional use permit process. The town used to require gravel pits to come back every three years to renew their conditional use permits also. We changed the ordinance to do away with that and require them to come back under site plan review

for expansions. Ms. McKenna had inquired with MMA about options the Board may have in this case. The Board reviewed the email from MMA where it states the Board could by a formal process remove the condition from the previous permit. Mrs. Dupuis would like to see the applicant apply for this formally and have the Board formally review it so that we have a record of the change. Mr. Hernon brought up the fact that maybe we should get input from the fire department on this. He is aware that the fire department had an increase in calls from this venue. Ms. McKenna states that the business hires private ambulance service for bigger events. Mr. Tetu stated that he thought the condition to renew was placed because of noise. He asked if we get a lot of complaints about noise. Ms. McKenna reports that we do not. Mr. Tetu recommended that a letter go to the applicant stating this condition was made by a past process that is no longer in effect. However, the expectation that all the other conditions on the site remain the same. Mrs. Dupuis states that she prefers something more formal so that anyone searching in the future will not have to go through minutes to see why this condition was not adhered to. Ms. McKenna suggested that she could prepare a document that would state what we have discussed, and be signed, notarized and recorded to be attached to the original conditional use permit. This Board agreed and it will be prepared for the next meeting.

Ms. McKenna provided some training material for shoreland zoning relocation as provided by DEP. Mrs. Dupuis stated that she feels this was brought about by the last relocation application. She feels that in that case the relocation could have been pushed back to meet the 75 foot setback.

MINUTES:

The minutes for February 3 were reviewed. Mr. Hernon made the motion to approve as written. Mrs. Dupuis seconded. The motion passed with all in favor.

SET AGENDA FOR NEXT MEETING:

There are no new applications. The Board will review the shoreland zoning ordinance change. A public hearing will be scheduled for proposed ordinance changes. The Board will review the document for MX207.

ADJOURNMENT

Mr. Tetu made the motion to adjourn the meeting at 7:45 p.m. Mr. Hernon seconded. The motion passed with all in favor.

APPROVED DATE: _____

_____ Chairman, Roderick Tetu	_____ Don Hernon, Vice Chairman
_____ Cecile Dupuis	_____ Joseph Wagner
_____ Paul Boucher	_____ Kelly Demers
_____ Michael Rancourt	