

TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
March 3, 2021

Vice Chairman Donald Hernon called the meeting to order at 7:00 P.M. noting attendance of Joseph Wagner, Cecile Dupuis, Paul Boucher, Kelly Demers, and Michael Rancourt. Roderick Tetu was absent and excused from this meeting. Also attending from the town is CEO Patti McKenna. Craig and Yvette Woodman were also in attendance of the meeting.

Mr. Wagner made the motion to vote in Mr. Demers as a full voting member for this meeting. Mrs. Dupuis seconded. The motion passed with 4-0 in favor.

APPOINTMENTS:

Craig and Yvette Woodman - proposed amendment to Harrison Lane subdivision. Ms. McKenna explained that Mr. and Mrs. Woodman purchased lot 1 in the subdivision and received a building permit to build. Upon construction of the footings, the bank performed a mortgage survey and found the footings to be 45 feet from the right of way. The surveyor felt it should meet the 75-foot front setback requirement and thought this was a violation. After some research, it was determined that the surveyor had drawn up an amended plan showing the building envelope abutting the easement. This amended plan was used for the plot plan given with the building permit application and upon which a permit was issued. The amendment was never brought to the Planning Board for approval. This all occurred right at the time COVID hit and there were no meetings for 3 months and it fell through the cracks. This subdivision was approved using the back lot provisions, where the easement is part of the lot. The setback of 108 feet was taken from the lot line. The footings for the house are 45 feet from the easement. Mr. Wagner made the motion that the Board acknowledge the building envelope going up to the easement and approve the amended plan depicting that. Mr. Demers seconded. The motion passed with all in favor. The amended plan was signed.

The Board discussed the proposed amendment of a 2008 conditional use permit for MX207. They reviewed the draft that was prepared. There were a couple of typos. This notice of decision acknowledges that the town no longer has a conditional use requirement. It further acknowledges for that reason it is removing the requirement that MX207 would have to come back for a renewal in 10 years. It does list the other conditions that are still applicable and states those are expected to be followed. It also states any increase or change in the site will require Planning Board approval. Mr. Wagner made the motion to approve this change with the typos corrected. Mr. Demers seconded. The motion passed with all in favor.

OLD BUSINESS:

The Board discussed the proposed amendment to the shoreland zoning ordinance as proposed:

Add Definition to section 17

“Dock” means a single platform used for access to a water body or to secure, protect and provide access to a boat. The platform may extend from a shore over the water body or may be a floating platform attached to a mooring. The term dock includes a boat lift.

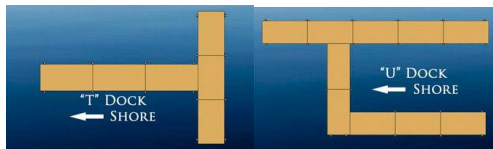
Add language to Piers, docks wharfs section 15.C

The owner of an easement or right-of-way leading to or touching upon a water body does not have the right by implication to construct a dock on the easement or right-of-way or use the easement or right-of-way to facilitate the construction of a dock on the water body if the instrument granting or reserving the easement or right-of-way does not expressly include the right to construct a dock on the easement or right-of-way or the right to use the easement or right-of-way to facilitate the construction of a dock on the water body.

This is an illustration of a permissible single.



These are examples of docks that are multiple docks and not permitted without double the lot size and shore frontage.



Ms. McKenna reported that she had shared this with DEP and their response was that this proposed change is consistent with Chapter 1000.

It was asked if someone has a dock now that is by this definition considered to be multiple docks can they replace them or will they be allowed to only have one dock? If they have a grandfathered dock system, the way the code reads is that you can repair, maintain, and replace what is grandfathered but it can't be increased in size.

There was a discussion about whether this definition of dock included a swimming raft. This definition does not mean or intend to say that a swimming float would require a permit. This is for docks only and includes a floating dock. If it is intended to moor a boat, it is a dock.

A public hearing is scheduled for March 17, at 6:30 p.m. The Board discussed whether to have that hearing done through zoom or move to the fire station if more people arrive than COVID mandates allow. Ms. McKenna will research what the current mandates are for indoor gatherings.

MINUTES:

Mr. Boucher made the motion to approve the February 17 minutes as written. Mrs. Dupuis seconded. The motion passed with all in favor.

NEW BUSINESS / MAIL:

The Board reviewed the research that Ms. McKenna submitted regarding the **Wildland-Urban interface code that was suggested by Deputy Chief Harris to consider.**

“I did a little bit of research on the 2021 International Wildlife -Urban Interface Code.

The first step in the process is to determine and map the areas that fall into this category. There isn't much guidance on a definition of the area. The area has to be re-evaluated every 3 years according to the code. The definition of wildlife-urban interface area – That geographical area where structures and other human development meets or integrates with wildland or vegetative fuels.

The code then gives requirements for driveways and access roads. Our street design ordinance meets and exceeds the access requirements in this code with one exception.

The minimum vertical clearance of 13'6” is required on public roads but not private roads. Maybe we should amend that requirement to include private roads.

The code then gives building requirements for structures within the mapped area. The structures would have to be ignition resistant building material. For example, all exterior windows would have to be tempered glass. Roofs would have to be constructed as an assembly, with a space between the roof deck and roof covering, and the space at the eave fire stopped or have one layer of 72-pound mineral surface. Unenclosed accessory structures such as decks shall not be less than 1 hour fire resistance rated construction (heavy timber construction, or non-combustible material, fire retarded wood, ignition resistant building materials.) That is all Class 1 ignition resistant construction. There is Class 2 and 3 with different requirements.

In a high hazard area, which is defined in the code, the buildings have to be built to Class 1 standard and be sprinklered to provide a defensible space. With requirements to remove deadwood, etc.

The code talks about providing a water source for firefighting in these areas. With standards for fire ponds and cisterns. I think that the town should work on finding areas to install hydrants. For example, the area at Frye's Bridge would be a priority site for a hydrant and the Fire Chief has already discussed this area as needing one.”

The Board talked about possibly meeting with the Mr. Harris and possibly having a combined meeting with the Board of Selectmen.

There was also a discussion about doing research on possible grant money to upgrade some camp roads that now have year-round houses on them. The town can't apply for grant money for private roads. If we research grants that might be available, we could pass along that information

to private road associations. Mr. Wagner suggested to research USDA grants, or to look into the fire wise program that was popular a few years ago, and to check with our local representatives.

The Planning Board was curious if the Fire Dept. had a list of roads that have homes on them that are difficult to access. Ms. McKenna will inquire about that.

The Board agreed that it thought the focus should be more on how to make access roads better so that fire trucks can get to the fires. Also, to focus on more hydrants so that there is water available to fight fires nearer those areas. The Board agrees that we have made progress in some of the areas as outlined in Ms. McKenna's comments above.

The Board signed previous site plans that had not been signed with the original date of approval.

The **monthly report for February** was reviewed. Mr. Wagner made the motion to accept as written. Mrs. Dupuis seconded. The motion passed with all in favor.

NEXT MEETING AGENDA:

Public hearing on proposed zoning changes. Any new business.

ADJOURNMENT:

Mr. Herson made the motion to adjourn the meeting at 8:05 p.m. Mr. Demers seconded. The motion passed with all in favor.

APPROVED DATE: _____

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