

TOWN OF LYMAN
PLANNING BOARD PUBLIC HEARING MINUTES

June 2, 2021, Transcribed from YouTube

Note: These are summary minutes. A recording of the hearing is on file at the Lyman Town Hall. Minutes are not verbatim and may be paraphrased for clarity. Minutes are drafts until approved by the Planning Board. These minutes were prepared by the Interim Planning Board since the PB Clerk, Ms. McKenna resigned.

CALL TO ORDER: Chairman Roderick Tetu called the public hearing to order at 6:30 p.m., noting attendance of Donald Heron, Cecile Dupuis, Joseph Wagner, Paul Boucher, Michael Rancourt and Kelly Demers. Select Board Clerk Laurie Boscoe recorded the meeting for YouTube. Others in attendance: Steve Cabana of Sanford, Rebecca Lapierre of Sanford, Glenn Austin of Lyman, Nick Gallant of Shapleigh

START 6:30 PM: 7Bhavani LLC, Map 8 Lot 54, 1486 Alfred Road, rebuild convenience store: Mr. Joe Marden, Project Manager of Sitelines, addressed the Board and audience saying the owners are looking to demolish the existing structures and build a new one. They are proposing a 5,000 square foot, single story convenience store and gas pump/station. They are increasing the parking spaces to fifty (50). They will re-use the existing access from Route 111 and the access from Route 35 will be moved further from the intersection.

There will be circulation for gas delivery trucks and trucks delivering goods to the store. Inside will be similar to a convenience style store and will have added grocery, possibly a deli meat counter and possibly some sit-down seating if someone wants a pizza or something. There is an existing well that will be re-used and the existing system will be re-used and have pre-treatment for capacity. There will be new underground electrical.

Mr. Tetu read a letter from Jonathan B. Mapes of H.A. Mapes with his questions and concerns as follows:

1. DOT approval would be prudent to obtain.
2. The issue of ingress/egress from Dunkin Donuts: would be a perfect time to resolve the traffic issue onto Route 111 from Dunkin Donuts.
3. Will it have 24-hour fueling station and if so, will it have the required fire suppression emergency stop buttons included in the rebuilt design?

Mr. Mapes said they are improving their location across the intersection for safety.

Mr. Marden said the Maine DOT said that with the reduction in square footage, it doesn't require DOT approval due to no projected increase in trips. He has letters from a traffic engineer and DOT stating it does not require a traffic analysis. The access proposal from Rt. 35 that was done on behalf of Dunkin Donuts was put in with the DD owner and did not have permission from the owner of this site and the owners have no interest in giving them permission. He said, "Alternatively, the access that had been shown conditionally had been access over wetlands and would not be feasible. You'd be filling in upwards of a half-acre of wetlands."

Mr. Tetu thinks this issue was from another application and doesn't feel it should be enforced on this application. Mr. Marden said he doesn't believe DOT would approve something that was based on

another property. Regarding the fire suppression, he said it will be reviewed by the State Fire Marshall's office as well as the fire suppression needed in the kitchen area.

Mr. Hernon said it would be nice to have that access and the concept is good but if you can't get there from here..... Mr. Wagner questioned DEP review and the possibility of filling in wetlands and Mr. Marden said due to the approximately 7,200 square feet of wetlands, it requires a tier one review for this application, and they have forty-five (45) days to issue an approval. The expected response date is June 21. Planning Board approval would have to be conditioned on approval of DEP.

Mr. Tetu, after asking if there were any further questions or comments, moved to close the public hearing, seconded by Mr. Wagner, motion passed with all in favor at **6:39 p.m.**

APPROVED DATE _____

Chairman, Roderick Tetu

Don Hernon, Vice Chairman

Cecile Dupuis

Joseph Wagner

Paul Boucher

Kelly Demers

Michael Rancourt