

**TOWN OF LYMAN**  
**PLANNING BOARD PUBLIC HEARING MINUTES**

**May 18, 2021, Transcribed off 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 Clerk as the PB Clerk, Ms. McKenna resigned.**

**CALL TO ORDER:** Chairman Roderick Tetu called the hearing to order at 6:00 p.m., noting attendance of Donald Hernon, Cecile Dupuis, Joseph Wagner, Paul Boucher, and Kelly Demers. This hearing was recorded for YouTube. Also in attendance were David Dulong, Celeste Hatch, Tom Hatch, Brittany Alves, Derek Alves, Edward Titcomb, Stephen W. Everett, Jones Bolt, Michael Rogers, and Shane Brackin

**APPOINTMENTS: David Alves, Attorney Edward Titcomb for Green Acres Grow Facility, Map 10 Lot 5C, Revere Way**

Steve Everett, surveyor, explained the updated site plan which was revised at the request of the Zoning Board of Appeals. It shows a 22'x34' building. He said the only other change, other than the sign, is that the plan shows one building instead of six. Moved everything to one location. Mr. Tetu asked if there were any questions.

David Dulong, Chappell Hill Road, asked Steve Everett if he designed everything on the plan and he said yes. Mr. Dulong asked, "You designed erosion control, the drainage system and your license allows you to do that?" and Mr. Everett replied "Yes." Mr. Dulong, concerning ordinance Section 8.3.6 Standards for Site Plan Review said that this project is very large, probably costing in excess of a million and a half dollars and is probably the largest project that this Board has looked at in the last several years. He has issues pertaining to the ordinance Section 8.3.8 paragraph 9 re: catch basins, runoffs, etc. He said they are using about an acre of land; there are wetlands on two sides, there are no culverts on the plan but there are notes regarding a sediment pond. He asked if these features have been reviewed or designed by a professional engineer. Also, he noted there is a heavy dotted line on the plan, but it's not listed on the legend and it's unclear how the water will get to the site. "Will it be above ground or below ground? How will waste water get from the buildings to wastewater disposal systems. These are not shown."

Mr. Dulong read paragraph 10 of the ordinance and said they are not shown. He read paragraph 11 re: curbs, sidewalks, etc. and said there is some indication that there will be driveways and there's an existing road, parking spaces, but he sees few dimensions or drainage layout. He said, "I suggest the applicant, or the Board, hire a qualified consultant to design drainage features. Hire one to verify this plan."

Mr. Dulong read Section 8.3.6 paragraph 12 erosion, however Mr. Hernon said par. 12 deals with landscaping and Mr. Dulong agreed he was in the wrong location, however he said he would provide a letter concerning erosion issues. He said they are not on the legend and asked if they were designed by someone qualified to do so. He said, "Again, it's a very large project consisting of over an acre of land with approximately a half-acre of roof area." He continued with Section 8.3.6 par. B10 vehicle parking, vehicular traffic, unloading and loading and sees no provisions for this on the site plan, just existing

woods road and it didn't seem adequate to him. It appears to him that although the applicant has made efforts to make changes, the applicant is still far from complying with the ordinance.

Mr. Dulong addressed Section 8.3.7 and said the Board is authorized to hire a professional to verify this design. He said he would hate to see the Board go back to the Appeals Board. That completed his concerns.

Mr. Tetu asked if anyone else would like to speak. Mr. Wagner asked if applicant had any response to Mr. Dulong's concerns. Mr. Everett said the Town didn't require, on this particular project, a professional engineer for the storm drainage nor does the State require it for an acre or less. He said, "I'm probably the best non-qualified engineer to deal with storm water because I have been involved with it throughout my career." Mrs. Dupuis asked, "When you say the Town did not require that, what do you mean?" Mr. Everett said, "The Town of Lyman." Mrs. Dupuis asked, "Who would make that decision that you wouldn't have to engineer that plan?" Mr. Everett said, "I believe it was talked about by the Board" to which she responded, "It was presented to us by the engineer and the Board agreed to it, right?" Someone on the Board responded affirmatively. Mr. Tetu asked if anyone else had any questions or comments.

Mr. Dulong said the Board has the authority to waive a lot of this stuff based on the size and perplexity of the project. He said he doesn't think there's anybody in this room who "don't say this is a large project. That the design be by a professional engineer I believe is very important, and although he did a fine job on the drawing, he's not qualified to design it."

Mr. Tetu again asked if there were any other concerns.

**ADJOURNMENT**

Mr. Tetu made the motion to adjourn at 6:34 p.m. Mr. Hernon seconded. The motion passed with all in favor.

APPROVED DATE \_\_\_\_\_

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Chairman, Roderick Tetu

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Don Hernon, Vice Chairman

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Cecile Dupuis

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Joseph Wagner

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Paul Boucher

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Kelly Demers

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Michael Rancourt

