

TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES

August 4, 2021

Note: These are summary minutes. A recording of the meeting 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.

CALL TO ORDER: Chairman Roderick Tetu called the meeting to order at 7:00 p.m., noting attendance of Donald Hernon, Joseph Wagner, Cecile Dupuis, Paul Boucher and Kelly J. Demers. Laurie Gonska recorded the meeting for YouTube. Minutes taken by Irene Single, Interim clerk. Others in attendance were Jason Vafiades and Mary Elizabeth Ingalls.

APPOINTMENTS:

7:00 PM START: Mr. Jason Vafiades, representing Jonathan Mapes and Soggy Dollar, LLC, Map 7 Lots 73, 74, 75, approached the Board with the revised plans adding in the house, the decibel level being under 69 on a full generator load, which were the conditions asked for at the July 21 meeting. The Board held a site walk with applicant on August 1 and Mr. Wagner read the site walk notes. Mr. Vafiades said the garages will be removed and the house will stay, however it will be relocated. Mr. Wagner asked if there were any plans for charging stations and Mr. Vafiades said, although he has spoken with someone at Tesla, there are no plans at this time. Mr. Hernon asked if they would have to come before the Board to add that in future, and the Board felt it was not necessary as it doesn't change the use, just adds another fuel source. Mr. Tetu moved that the application is complete, seconded by Mr. Wagner, all in favor. Set the public hearing for 6:50 pm on August 18, 2021, followed by placing them on the meeting agenda at 7:00 pm. **Done at 7:06 pm**

7:06 pm START: Mary Elizabeth Ingalls, Brock Farm Estates, Old Kennebunk Road, Map 03, Lot 087-2. Mrs. Ingalls approached the Board stating Davis Bartlett was unable to attend tonight. She provided the Board with the revised plan noting the addition of Note #22 which states that any future changes to the subdivision will continue to be a joint decision with the Town of Alfred. She provided a letter from the Town of Alfred stating their approval of the split of Lot 2. Mr. Hernon deemed the application is complete, seconded by Mr. Wagner, all in favor. A public hearing was set for 6:45 pm on August 18, 2021, followed by the meeting, placing them at 7:05 pm on the agenda. Mrs. Ingalls plans on selling their current home and building on the new. Mr. Demers said he noticed Alfred didn't have any concerns regarding a hammerhead turnaround so neither does he. **Done at 7:16 p.m.**

NEW BUSINESS

Mr. Hernon is still working on wording for new procedural requirements, has acquired new information, might make up a table encompassing the data, and has spoken with Pauline Weiss, Town Clerk, regarding when townspeople can vote on zoning ordinance changes. The vote doesn't have to be at the annual town meeting but can be at another town meeting. The Board needs clear definitions on what is allowed.

OLD BUSINESS

None

MINUTES

Mr. Tetu moved to accept the July 21, 2021, meeting minutes as written, seconded by Mr. Wagner, four in favor, Mrs. Dupuis abstained as she wasn't in attendance at that meeting.

MAIL: None

OTHER BUSINESS

The Board requested the clerk obtain a copy of the ZBA written decision re: Demers on July 13. The Board would like a copy of the ZBA manual as it is not found on the town website.

Mr. Hernon said the Charter Commission is meeting tomorrow night and will be asking for public input to see if there are any changes the people feel should be made. They will hold a public hearing.

Mrs. Dupuis stated part two of the audio for the May 5, 2021, meeting is still missing from the website. Laurie Gonska said that since it was recorded on Mrs. Dupuis' phone, which is not town property, it would become part of the FOIA. Previously, the Board was also told the CEO needed to approve the recording before it could be published. Mrs. Dupuis said that the Planning Board data, agendas, minutes, etc. do not show up on the calendar nor on the Lyman Facebook page, that there's not enough circulation. Mrs. Gonska said the Lyman Facebook page is separate from the town's website and the Planning Board has never put anything on there. The Planning Board data shows up on the PB page of the website. Bean Data posts all the data on the website, not town employees and the employees send everything through the Select Board Clerk who asks Brendan Bean to post. More discussion followed.

Mr. Demers asked about a discussion they had some months ago regarding zoning district changes. The current map is very general and doesn't depict actual lots and dimensions. The Board asked the clerk to ask the Selectmen about getting a digital copy of actual dimensions.

SET NEXT AGENDA

Public Hearing for August 18, 2021

6:45 pm: Mary E. Ingalls/Brock Farm Estates

6:50 pm: Soggy Dollar LLC

Meeting agenda for August 18, 2021

7:00 pm Soggy Dollar, LLC

7:10 pm Brock Farm Estates/Ingalls

7:15 pm David Dulong

ADJOURNMENT

Mr. Tetu made the motion to adjourn at 7:38 p.m., Mr. Boucher seconded. The motion passed with all in favor.

APPROVED DATE _____

Chairman, Roderick Tetu

Don Herson, Vice Chairman

Cecile Dupuis, Secretary

Joseph Wagner

Paul Boucher

Kelly Demers
