

TOWN OF LYMAN
PLANNING BOARD PUBLIC HEARING MINUTES

August 18, 2021

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.

CALL TO ORDER: Chairman Roderick Tetu called the hearing to order at 6:45 p.m., noting attendance of Donald Hernon, Cecile Dupuis, Joseph Wagner, Paul Boucher, and Kelly Demers. This hearing was not recorded for YouTube. Also in attendance were James R. Allen, Jr., Dr. Doug Hutchins, Kevin McAloon, Glenn Austin, Mimi Ingalls, Brian Ingalls, Davis Bartlett (CPLS), Jonathan Mapes, Jason Vafiades, Naoto Inoue, Arnie Beverage, and Dana Badger

APPOINTMENTS: Brian and Mary Elizabeth Ingalls, Map 03 Lot 087-2, 574 Old Kennebunk Rd for split of Lot 2 in Brock Farm Estates: Mary Ingalls with Davis Bartlett of Corner Post Land Surveyors approached the Board and explained that the Ingalls have lived in Lyman for 20 (twenty) years and want to build a one-story house and sell their current home. They want to divide the almost fifteen (15) acre lot into two lots. There were no questions from the attendees or the Board. Mr. Tetu moved to close the public hearing at 6:48 pm, seconded by Mr. Wagner, all in favor.

Soggy Dollar, LLC, Map 07, Lots 73, 74, 75, 4 Goodwins Mills Road, tear down and replace convenience store with added fuel stations: Jason Vafiades, representing owner of H. A. Mapes (Soggy Dollar), Jonathan Mapes, approached the Board and explained to the attendees that the original site was tight and small, and they came before the Board for approval for large parking expansion 4-5 months ago. After that they decided they should design a new store. In showing the plan to the attendees, he explained the proposal to remove both entrances and push them further away from the intersection of Routes 35 and 111. They will add commercial pumps with diesel fuel for trucks for easier access beyond the current pumps and motorists will be able to enter from Rt. 35 and exit directly onto Rt. 111 beyond the median. The plan is to keep the old store open while building the new one and to allow for better traffic flow and increasing the capacity of fuel pumps.

Jim Allen, who lives across Rt. 35, asked if they were going to change the egress and access. He wanted to know, where in relation to his rear driveway, will the changes be made as he was concerned about it adding to his traffic issues. Mr. Vafiades said the house, currently beside the store will be relocated and the entrance will be moved, allowing for the traffic to move more freely. Mr. Allen asked if a traffic study had been done and Mr. Vafiades said that since MEDOT had already given approval previously, it wasn't necessary for a new study. The exit on Rt. 111 will have a left turn beyond the island rather than back onto Rt. 35 easing some of the congestion. Jonathan Mapes said the house will probably be used as an office or something like a real estate office, but not another business, therefore not adding to the congestion.

Glenn Austin asked how close the "Tuttle" house, when moved, will be to the neighbor's property line. Mr. Vafiades said it would be about fifty (50) feet away. Mr. Austin asked how much extra noise will be created as he would like to enjoy his backyard with his family. Mr. Vafiades said he doesn't expect there will be any added noise as the use for the house will be low impact and expects the owner will be respectful of abutters. Mr. Allen asked if there would be any changes to the septic system and the answer

was that a new system will be installed. Dana Badger asked if anything was planned for the State's two-lane study and Mr. Vafiades did not know, however he said the DOT approved the driveway access. They will start construction as soon as permits are given, and the contractors are ready.

Mr. Tetu read an email from Attorney Donna Johnson, on behalf of her unidentified client, as follows: "My client has asked that inquiry be made into whether the proposed plan extends into the Residential Zone for one of the identified lots and if so that any expansion not exceed the limited encroachment into the residential zone permitted under the zoning rules. They also want to be sure there has been D.O.T. permitting and traffic review for the new proposed project." The property is in a commercial zone and the DOT permit was received on a prior application.

ADJOURNMENT

Mr. Tetu made the motion to adjourn at 7:07 p.m. Mr. Boucher seconded. The motion passed with all in favor.

APPROVED DATE _____

Chairman, Roderick Tetu

Don Hernon, Vice Chairman

Cecile Dupuis, Secretary

Joseph Wagner

Paul Boucher

Kelly J. Demers