

PUBLIC HEARING NOTICE

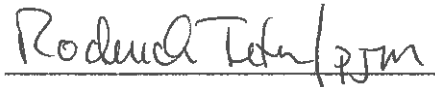
TOWN OF LYMAN PLANNING BOARD

11 SOUTH WATERBORO ROAD LYMAN, MAINE 04002

207-247-0647 www.lyman-me.gov

NOTICE OF SCHEDULED PUBLIC HEARING BY THE PLANNING BOARD

The LYMAN PLANNING BOARD will hold a PUBLIC HEARING on Wednesday, June 1, 2022 at 6:45 p.m. at Lyman Town Hall, 11 South Waterboro Road. This hearing is to present information and to allow for public comment regarding the application of Cory Patterson for a building contractor use at 2 Tuttle Drive on Tax map 3 lot 54-D. The documents for these applications can be viewed on the Town's webpage, or in the Code Enforcement Office by appointment at the town hall during normal business hours.

A handwritten signature in dark ink, appearing to read "Roderick Tetu" followed by a stylized flourish or initials.

Roderick Tetu, Chairman

Received
Date: _____

Date of Application: 4/5/22

3 54-D
Map 7 Lot 107-A

TOWN OF LYMAN
PLANNING BOARD SITE REVIEW APPLICATION
FOR GENERAL AND COMMERCIAL USES
11 South Waterboro Road
Lyman, ME 04002
(207) 499-7562 ext. 17 or CEO at ext. 15

1. A. Name of Applicant: Cory Patterson

Mailing address: 2 Tuttle Drive, Lyman Maine 04002

Telephone #: 207-229-9381

E-Mail Address: basementimprovements@gmail.com

B. Name of Person Representing Applicant (if applicable):

Mailing address: _____

Telephone #: _____

E-Mail Address: _____

NOTE: THE PERSON(S) ACTING AS AN AGENT FOR THE PROPERTY OWNER MUST HAVE WRITTEN AUTHORIZATION FROM THE OWNER GIVING PERMISSION TO ACT ON THEIR BEHALF.

2. Location of Property: Map 7, 3 Lot 107-A 54-D
(as per Lyman Tax Maps)

2a. Address of Property: 2 Tuttle Drive, Lyman Maine 04002

3. Check appropriate zone: (see zoning maps for determination)

☒ General Purpose
☐ Rural Residential
☐ Commercial/Residential

4. Reason for Application: (check whichever is applicable)

☒ Proposal or plans require Site Review Permit as per Lyman Zoning Ordinance

____ Proposal or plans require Planning Board approval for Subdivision
4a. Is the property part of a subdivision: (Circle One)

YES

NO

4b. Is the property classified in Tree Growth, Open Space, Farm & Open Space or Resource Protection?

Please Specify I don't believe so

5. Existing use of Property: (Describe in detail)

Residential

6. Proposed use of the Property: (Describe and be specific about your plans ie: type of business, etc.)

I would like to use the property to run my contracting company. We do basement

waterproofing, crawlspace encapsulations and various other basement repairs.

We do not have a "store front" all of our interactions with customers are done on

location at their respective properties

7. Lot dimensions:(INCLUDE A SKETCH)

Width: _____

Depth: _____

Total Area: _____

Road Frontage: _____

Drawing included

8. Type of Sewerage Disposal: (Include HHE-200 Forms if possible)

Existing: Septic (plans included)

Proposed: No new septic proposed

9. Total percentage of lot to be occupied by structures(s) Not proposing any new buildings
_____%
(see definition section of ordinance)

10. Structure(s) exterior dimensions (length and width) **Not proposing any new structures**

Main structure _____ by _____ # of stories _____

Garage/Shed _____ by _____ # of stories _____

Other _____ by _____ # of stories _____

11. SUBMITTALS

- a. FEES Please make check payable to the TOWN OF LYMAN.
SUBDIVISION: \$2,500.00
ALL OTHERS: \$ 300.00
- b. A copy of the plumbing permit, if applicable. (This includes already installed systems regardless of age)
- c. A current copy of the signed property deed(s).
- d. A copy of official decisions (or actions pending) of other, state, federal or local officials (site location permit, minimum lot size waiver, Subdivision approval, Conditional Use Permits AND/OR Site Review Approvals, etc.)
- e. Site Plan: ILLUSTRATE the following information about the lot and the proposed use of the lot on a SCALE DRAWING ON GRAPH PAPER or a SITE PLAN PREPARED BY A SURVEYOR, ARCHITECT OR ENGINEER.
 - Lot dimensions.
 - Names of abutting property owners. (This includes any property within 500 feet of the boundary lines including across the street.) Include the name, map and lot number, and mailing address of each abutter, which may be listed separately shall be supplied with the application.
 - Location of abutting rights of way, public or private.
 - Location of any abutting water bodies including streams.
 - Exact location of existing and proposed buildings, including dimensions and distance of each from nearest lot line(s).
 - Location of sewage disposal system and water supply.
 - Areas to be cleared, if applicable.
 - Erosion control methods and landscaping plans, if applicable.
 - Areas of fill, grading, cut or other earth-moving activity.
 - Test pit locations, if applicable.


PLEASE SUBMIT A TOTAL OF EIGHT (8) COPIES OF THIS APPLICATION INCLUDING THE ATTACHMENTS LISTED ABOVE and 6 STANDARD 1" x 2 5/8" MAILING LABELS for the APPLICANT and 6 for the APPLICANT(S) AGENT/CONTRACTOR. ALSO PLEASE SUBMIT TWO SETS OF LABELS WITH ABUTTERS' NAMES AND ADDRESSES.

NOTE: ALL APPLICANTS WILL BE NOTIFIED IN WRITING AS TO THE TIME AND PLACE THE PLANNING BOARD WILL MEET TO REVIEW YOUR APPLICATION.

12. ONSITE: An onsite inspection (site walk) will be conducted by the Board for each application. If you add to a structure or are building new, you **MUST have the property and proposed structure(s) staked out.** This includes boundary lines to abutting properties.

NOTE: THIS APPLICATION MUST BE FILLED OUT IN ITS ENTIRETY, INCLUDING ALL SUBMITTALS OR IT WILL NOT BE ACCEPTED AND WILL BE RETURNED TO THE APPLICANT.

To the best of my (our) knowledge, all information submitted on this application is true and correct. All proposed uses will be in conformance with the application and the Zoning Ordinance(s) of the Town of Lyman.

Signature  Date 4/5/22
(Of applicant/owner of property and/or Power of Attorney)

Signature _____ Date _____

Site Plan Checklist


1. Requesting waiver. A site plan will be included but is drawn as 1" = 80'
2. Cory Patterson, 2 Tuttle Drive, Lyman Maine 04002. The proposed development is my personal business "Basement Improvements, LLC" At this time there are no plans to add improvements to the property in order to conduct business. The only purpose of this application is to acquire a permit to use the property for conducting this business.
3. There are no new structures being proposed.
4. A survey is being included along with this application
5. Requesting waiver. No new structures are being proposed
6. No lighting or signage is being proposed at this time
7. There are no incineration devices and no plans to have any at any point during my ownership of the property
8. There is no loud machinery in use on the property. Our business is conducted primarily off site at the homes of our customers.
9. Sunken Branch Brook is noted on the survey map. Plans for the existing septic system are included in the application.
10. Requesting waiver. No ground alterations being proposed.
11. Driveways and fencing have been noted on the survey included. There is a section on the survey that shows the employee parking area. This section can park 6 vehicles. If additional parking is needed in the future there is more space up near the main house that will be used as well as the old route 111 which is on my piece of property.
12. No proposed landscaping.
13. There is only one easement to my knowledge and that is an easement the neighbors have on my property for the use of the driveway for access to their property. It also provides them with utility access. I am not requesting any easements or rights of way.
14. Property lines of abutting properties are included on the provided survey.
15. A signature box has been included on the survey
16. A copy of the deed has been submitted along with the application
17. A copy of the septic plans has been included. Dated 9/16/02
18. We keep a number of items on hand in order to conduct our business. The vast majority of materials we store in the garage are plastics. We also store sump pumps, dehumidifiers, steel products which are usually for the purpose of foundation repair and various other products, none of which are hazardous materials.
19. Requesting waiver. My property is used only as a "homebase" for business operations. We do not have any customer traffic to and from the property. We currently have 5 employees.
20. We are in the business of construction, primarily in the field of basement waterproofing and foundation repair. I am requesting permission to use clean fill that is gathered through our work in order to widen what was the old 111 road which is part of my property. The fill consists of sand, stone, concrete, cinder blocks etc. We are very

5/4/22
Patt

Cory Patterson

Cory Patterson

careful to not include any trash, contaminated soils or concrete in any debris that would be dumped on the property and would not be using this fill anywhere near sunken branch brook. I understand there is a 75 foot buffer zone where bodies of water are concerned. We will be certain to be well beyond that limit with any fill we place on the property. The area we would be placing the fill is noted on the survey.



Cory Patterson

