

**TOWN OF LYMAN  
PLANNING BOARD MEETING MINUTES  
October 5, 2022**

Note: These are summary minutes. A recording of the meeting is on file at the Lyman Town Hall and are posted on the Town's webpage. Minutes are not verbatim and may be paraphrased for clarity. Minutes are drafts until approved by the Planning Board.

**CALL TO ORDER:** Vice Chairman Donald Herson called the meeting to order at 7:02 PM, noting attendance of: Donald Herson, Joseph Wagner, Cecile Dupuis, Paul Boucher, Kelly Demers and William Single. Absent: Roderick Tetu.

Board Member Joseph Wagner asked that Kelly Demers be recognized as a full voting member, seconded by Cecile Dupuis, all in agreement.

Also attending, Code Enforcement Officer, Brenda Charland and Code Enforcement Officer Assistant, Julie Lemieux, Andrew Bors and Brian Dulong.

**APPOINTMENTS:**

**Vertex Towers LLC – Application to construct a Telecommunications Tower, Tax Map 4 Lot 062, 99 Old Kennebunk Road:** The Board will review the Vertex application upon submission of additional requisite information:

- provide a map to the proper scale 1" = 40',
- pdf copy of application for website,
- decibel level output for generator,
- map showing contours and topography.

*Applicant* He was offered *the opportunity* to provide any additional information as to building the tower within 2 miles of another tower currently under construction and already approved of by Board.

**Harper Residential Subdivision, Applicant Eric Harper, Tax Map 3 Lot 87-3 and a portion of Tax Map 3 Lot 87-2, Old Kennebunk Road, –Nine residential lots:** A site walk is set for October 16, 2022 at 11:00 AM rain or shine, meet at south end of Kennebunk Road, Alfred.

**PENDING SITE PLAN REVIEWS:**

**Green Acres Marijuana Grow Facility, Superior Court Civil Action Docket No. AP-21-017 ruling:** Applicant did not attend. Don Herson will reach out to applicant to see if he would like to proceed with application and ask for updated information (original packet with electronic copy of material to put on website, updated letter from Fire Chief) to set up a Public Hearing.

**NEW BUSINESS:**

**Preliminary Review of Brock Road Cluster Subdivision, Tax Map 01 Lot 12-1 – Ten residential lots:** Packet handed out to Board at 10/5/22 meeting, Board approved referring to Southern Maine Planning & Development.

**William & Elsie Johnson, 57 Oscar Littlefield Road, Map 20 Lot 027, Best Practical Location**  
Review: property owners are applying to demolish and rebuild the structure, same size, same location. A site walk is set for October 16, 2022.

**OLD BUSINESS:**

Proposed zoning change of part of Huff Road from General Purpose District to Residential District Board took a vote for “No Action”. Motion made by Kelly Demers, seconded by Joe Wagner Vote: 6 yes, 0 no

**Beaulieu Logging LLC:** Members signed the approved site plans. The Notice of Decision was signed by Cecile Dupuis and sent to the registry.


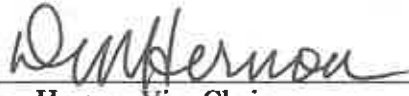
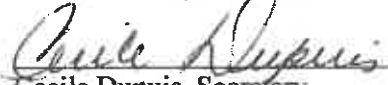
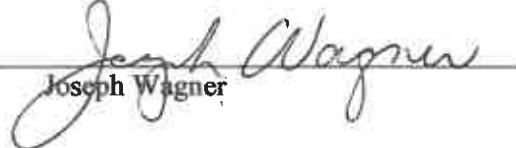



**SET NEXT AGENDA:**

- **Vertex Towers LLC, Application to construct a Telecommunications Tower, Tax Map 4 Lot 062, 99 Old Kennebunk Road**
- **Harper Residential Subdivision, Applicant Eric Harper, Tax Map 3 Lot 87-3 and a portion of Tax Map 3 Lot 87-2, Old Kennebunk Rd, Lyman**
- **William & Elsie Johnson, 57 Oscar Littlefield Road, Map 20 Lot 027, Best Practical Location review**
- **Joshua Martino -Map 001 Lot 5 – 331 Brock Road –short term and seasonal rentals**
- **Peter Nikiforakis: Proposed amendment to Lyman’s Medical Marijuana Ordinance, Article 12, to allow for some limited adult use marijuana**

**ADJOURNMENT:**

Kelly Demers made the motion to adjourn at 8:13 PM. Joseph Wagner seconded. The motion passed with all in favor.

**APPROVED DATE** 10/19/22

 Roderick Tetu, Chairman	 Don Hernon, Vice Chairman
 Cecile Dupuis, Secretary	 Joseph Wagner
 William Single	 Kelly Demers
 Paul Boucher	