

**TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
September 21, 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: Chairman Roderick Tetu called the meeting to order at 7:04 PM. Noting attendance of, Donald Hernon, Joseph Wagner, Roderick Tetu, Cecile Dupuis and William Single. Chairman Tetu declared that William Single is a full voting member. Absent: Kelly James Demers and Paul Boucher. Also attending, Code Enforcement Officer, Brenda Charland and Code Enforcement Officer Assistant, Julie Lemieux, Hannah Bonine from SMPDC, Jason Beaulieu of Beaulieu Logging LLC, Brendan Gill of Vertex Towers.

APPOINTMENTS:

Site Plan Review of Jason Beaulieu – Beaulieu Logging LLC – Map 7 Lot 103 & 107 – 0 Alfred Rd, Lyman – Application for wood recycling yard for brush, trees, stumps and making mulch

The Board reviewed the site plan checklist with Jason Beaulieu and approved the project. The Board reviewed the standards for Site plan review applications, section 8.3.6 of the zoning ordinance, and determined that the applicant met all the standards as required.

Rod motioned to grant, with conditions, Joe seconded, Vote: 5 - 0

Preliminary Review of Harper Residential Subdivision – Eric Harper – Tax Map 3 Lot 87-3 and portion of Tax Map 3 Lot 87-2 – Old Kennebunk Rd, Lyman – Application for Nine residential lots

The board read the preliminary plan checklist to make sure all requirements were met for review, not all requirements were met at this time. Hannah Bonine from SMPDC went over her findings and recommendations. Board went over what conditions still needed to be met before the application was considered complete. Site walk set for October 16, 2022 at 11:00 AM rain or shine, meet at south end of Kennebunk Rd, Alfred.

Determine if necessary guidance has been received from the Lyman Town Attorney regarding Vertex Towers LLC – Application for Telecommunications Tower – Tax Map 4 Lot 062, 99 Old Kennebunk Rd

The Board received a letter from Bradley C Morin @ Bourque Clegg Causey & Morin LLC that day and gave a copy to Brendan Gill from Vertex Towers. Don Hernon read the last two paragraphs of the letter regarding co-location issue with Evolution's permit to build a tower within 2 miles. The Board will review the Vertex application upon submission of additional requisite information.

Determine if necessary, documentation is available for Planning Board to continue review of Green Acres Marijuana Grow Facility in accordance with Superior Court Civil Action Docket No. AP-21-017 ruling and further instructions from the Lyman Town Attorney and Zoning Board of Appeals

Applicant did not attend. Original packet was given to the Board in May 2021, some information needs to be updated, Applicant was told they needed to present a complete packet to the board to review. Recommendation is Board can't proceed until material is updated and electronically submitted to be put on the website.

Joe motioned to table until information is provided by Applicant, Rod seconded, vote 4 yes, 1 no

NEW BUSINESS:

None

OLD BUSINESS:

Continue discussing Zoning amendments

Not addressed: Huff Road proposed zoning change.

SET NEXT AGENDA:

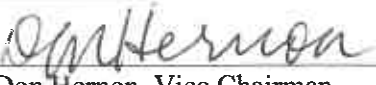
Brendan Gill, Vertex Towers LLC – Map 4 Lot 062, 99 Old Kennebunk Road– Application for subdivision

ADJOURNMENT:

Rod Tetu made the motion to adjourn at 9:07 PM. Don Hernon seconded. The motion passed with all in favor.

APPROVED DATE: _____

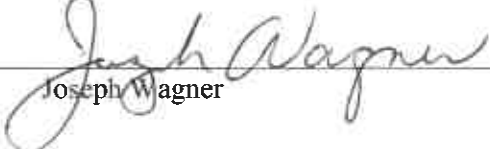
Roderick Tetu, Chairman



Don Hernon, Vice Chairman



Cecile Dupuis



Joseph Wagner



William Single