

**TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
October 19, 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: Roderick Tetu, Donald Herson, Joseph Wagner, Cecile Dupuis, Paul Boucher, and William Single. Absent: Kelly Demers. Also attending, Code Enforcement Officer, Brenda Charland and Code Enforcement Officer Assistant, Julie Lemieux. Others in attendance: Road Commissioner Brad Nickel, Hannah Bonine from Southern Maine Planning & Development, Joe Marden from Sitelines, Max Harper from Harper Subdivision, Kendra Ramsell and Brian McMahon from Sebago Technics Inc, Joshua Nason from Brock Road Cluster Subdivision, Joshua Martino from 331 Brock Rd.

OLD BUSINESS:

Continue review of Vertex Towers LLC – Application for Telecommunications Tower – Tax Map 4 Lot 062, 99 Old Kennebunk Rd

Applicant did not show up for meeting, nor was there any additional information provided to the Board.

Continue 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. Project tabled until such a time as the confusion regarding the ownership of the road is cleared up. Applicant will be meeting with Alfred Planning Board. Applicant was asked to contact CEO when ready and project will be put back on the agenda.

PENDING SITE PLAN REVIEWS:

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
No action to be taken at this time -- applicant did not attend meeting.

NEW BUSINESS:

Start Preliminary Review of Brock Road Cluster Subdivision – Tax Map 01 Lot 12-1 – Ten residential lots

No formal application has been submitted; project is in the design stages. Applicant wanted to present project proposal and request potential waivers. Rod stated waivers couldn't be discussed at this time without an application and public hearing. Hannah Bonine from Southern Maine Planning and Development attended and went over her recommendations. Applicant will be requesting a Letter of Map Revision from FEMA due to flood zone mapping which Applicant states is unrealistic. Board suggested requesting the revision while working on the design, once revision letter is received to then submit an application.

William & Elsie Johnson, 57 Oscar Littlefield Road, Map 20 Lot 027, property owners are applying to demolish and rebuild the structure, same size same location. Site walk was done on 10/16/22 and Board determined proposed rebuild location was in the Best Practical Location.

Joshua Martino -Map 001 Lot 5 – 331 Brock Road – Applicant explained concept of building high-quality cottages containing kitchenette and bathroom with shower for short term and seasonal rental only. Trying to keep land intact as much as possible. Board suggested that professional surveying is preferred, show where the cabins would be located, would also need a soil test. Asked applicant to come back with a plan on paper for the first phase of the project.

Peter Nikiforakis dba Headquarters – Proposed amendment to Lyman’s medical marijuana ordinance, Article 12, to allow for some limited adult use marijuana. The Board has no say in this as the Town would have to “Opt In” and it has already been voted on by the Town to not allow for retail marijuana business. Need to advise applicant of this information. Applicant should go through the Ordinance Review Committee.

Public Hearing Minutes of 9/21/22 were approved

Planning Board Meeting Minutes of 10/5/22 were approved

SET NEXT AGENDA:

Jim Thomas to come in and discuss proposal for agreement between he and the Town to create a set of data and a map that represents the Town’s current Zoning map

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

Brock Road Cluster Subdivision Tax Map 01 Lot 12-1 – Ten residential lots

Joshua Martino -Map 001 Lot 5 – 331 Brock Road – Add a high-quality cottage containing bathroom and shower for short term and seasonal rental only

Green Acres Marijuana Grow Facility – is documentation available to continue review of project 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

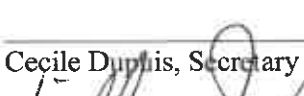
ADJOURNMENT:

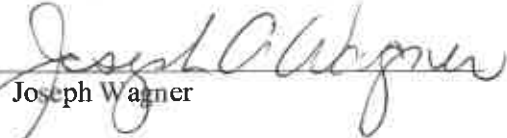
Rod Tetu made the motion to adjourn at 8:44 PM. Joseph Wagner seconded. The motion passed with all in favor.

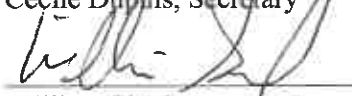
APPROVED DATE: 11/2/2022


Roderick Tetu, Chairman

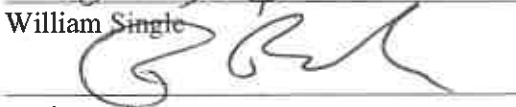

Don Hernon, Vice Chairman


Cecile Dupuis, Secretary


Joseph Wagner


William Single

absent


Paul Boucher

Kelly Demers