

**TOWN OF LYMAN  
PLANNING BOARD MEETING MINUTES  
November 16, 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 7:00 PM. Noting attendance of: Roderick Tetu, Donald Hernon, Joseph Wagner, Cecile Dupuis, Paul Boucher, and William Single. Absent: Kelly Demers. Also attending: Code Enforcement Assistant, Julie Lemieux. Others in attendance: Danielle Marquardt and Brian Dulong

**NEW BUSINESS:**

**Danielle Marguardt, Tax Map 16 Lot 45 – 49 Shore Road – Best Practical Location review:** Applicant is looking to demolish the existing structure and rebuild a new single-family residence, the rebuild will be further from the shoreline than the existing structure. The Board reviewed the Application and set a Site Walk for December 3, 2022, at 10am

Planning Board Meeting Minutes of 11/2/22 were approved

Rod suggested the Board start their meetings at 6pm, instead of 7pm. Discussion was made on what to do if there was a Public Hearing, the Hearing would start at 6pm and the Planning Board Meeting would then follow.

Rod made a motion to change the Planning Board Meeting time to 6pm starting with the meeting on December 7, 2022. Joe seconded the motion. All voted in favor.

**OLD BUSINESS:**

**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 was to set up meeting with Alfred Planning Board. **No new information.**

**Continue 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. Two emails were received from Kendra Ramsell, Sebago Technics: Applicant will be filing a Letter of Map Revision from FEMA due to flood zone mapping. Applicant will be adjusting their sketch plan with a goal of submitting a preliminary application without any waivers.

**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. **No new information**

**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 discussion was made**

**SET NEXT AGENDA:**

Danielle Marquardt, Best Practical Location – Map 16 Lot 45


**ADJOURNMENT:**

Rod Tetu made the motion to adjourn at 7:26 PM. Paul Boucher seconded. All voted in favor.

**APPROVED DATE:** 12/7/2022

  
Roderick Tetu, Chairman

  
Don Herson, Vice Chairman

  
Cecile Dupuis, Secretary

  
Joseph Wagner

  
William Single

*absent*  
Kelly Demers

  
Paul Boucher