

**TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
December 7, 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 6:00 PM. Noting attendance of: Roderick Tetu, Donald Hernon, Joseph Wagner, Cecile Dupuis, Paul Boucher, and William Single. Absent: Kelly Demers. Also attending: Code Enforcement Officer, Brenda Charland and Code Enforcement Assistant, Julie Lemieux.

NEW BUSINESS:

Danielle Marguardt, Tax Map 16 Lot 45 – 49 Shore Road – Best Practical Location review/Site Walk: Site walk was done on 12/3//22. Existing home will be demolished, new home will be built 15' farther from shoreline and will line up with neighboring homes. Applicant won't be ready until February. Rod Tetu made a motion to table application until then. Joe Wagner seconded the motion, all voted to approve.

CEO BUSINESS:

CEO Brenda Charland handed out to the Board a sheet showing proposed changes to the fee structure. She believes the building department should be funded more by fees than by taxes. Brenda had researched the fees charged by surrounding towns and discovered that many of Lyman's were low in comparison. Don Hernon made a motion to recommend the new fee structure as presented to the Select Board for their approval. Joe Wagner seconded the motion, all voted to approve.

Brenda made the suggestion that the alternate Board members take turns, when needed, to be designated as a full voting member on projects. The Board Chair will be notified which alternate's turn it is to be designated.

MINUTES:

Planning Board Meeting Minutes of 11/16/22 were approved

Planning Board Public Hearing & Meeting Minutes of 6/1/22 were approved

Planning Board Meeting Minutes of 6/15/22 were approved as modified, with attachments

Planning Board Public Hearing & Meeting Minutes of 7/6/22 were approved as modified, with attachments

OLD BUSINESS:

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. They are trying to get a topographic survey for the property, but they are all booked out.

Continue Preliminary Review of Brock Road Cluster Subdivision – Tax Map 01 Lot 12-1 – Ten residential lots. There is some hold-up with survey scheduling, but the review process for the Letter of Map Revision from FEMA shouldn't be long once submitted. Applicant will contact Planning Board once new information is available to present.

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. No new information.

Green Acres Marijuana Grow Facility

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.

Decision was made to table this matter for now. A vote had been previously taken for Brenda to put all the information together for the Board, she had been working on putting all the documents in date order but feels that meeting with someone who knows the progression of the application would help. Concern was raised about the court order to hold a Public Hearing, but no timeframe was on the order. Suggestion was made for Brenda to reach out to the Applicant and ask him if he would like to move forward so he can be put on the meeting schedule.

SET NEXT AGENDA:


Nothing scheduled unless new information comes in and can move on
Remaining four sets of meeting minutes typed up to be approved

Decision was made to cancel December 21, 2022 meeting unless there is anything new for the Board to review. Next meeting will be January 4, 2023.


ADJOURNMENT:

Rod Tetu made the motion to adjourn at 6:43 PM. Paul Boucher seconded. All voted in favor.

APPROVED DATE: 01/11/2023


Roderick Tetu, Chairman


Don Hernon, Vice Chairman


Cecile Dupuis, Secretary

Joseph Wagner

William Single

absent
Kelly Demers


Paul Boucher