

**TOWN OF LYMAN  
PLANNING BOARD MEETING MINUTES**

**August 17, 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.**

**Note :** The Planning Board conducted a Site Walk at O Alfred Road for the application of Jason Beaulieu for a wood recycling yard for brush, trees, stumps and making mulch, at 6:30 pm on August 17, 2022

**MEETING CALL TO ORDER**

Chair Rod Tetu called the meeting to order at 7:12 pm noting attendance of Planning Board members: Paul Boucher, Kelly Demers, Donald Hernon, William Single and Joseph Wagner; and Code Enforcement Officer Brenda Charland.

Alternate Member Kelly Demers was **voted** as a full member for this meeting.

The meeting was recorded.

No record of other meeting attendees is available, except as noted below.

**DISCUSSION:**

**Jason Beaulieu – Beaulieu Logging LLC – Map 7 Lot 103 &107 – 0 Alfred Road, application for wood recycling yard for brush, trees, stumps and making mulch.**

The site walk was conducted before the meeting. Mr. Beaulieu will provide a digital copy of the project site plan for posting on the Town website. The Board discussed the application and **voted** that the application is complete. Public Hearing was set for September 21, 2022 at 6:45 pm; notice of the public hearing will be advertised in the Portland Press Herald; and abutters will be notified by certified mail.

The Board discussed moving earth berms at the site with the applicant and the CEO, and determined that no additional permits will be needed to move material on the site under LZO 11.2.1B exemption.

This application will be considered on September 21, 2022 at the PB meeting following the Public Hearing.

**Proposed LZO Amendments**

The Board discussed proposed amendments presented at a public hearing on July 6, 2022, and the comments received from the public. The Board **voted** to approve two Lyman Zoning Ordinance (LZO) amendments (Amend Section 6.3.1 allowed principal and accessory structures; Amend Section 1.8 contract zoning standards) and send them to the Select Board for review and placing on the November ballot. The Board reviewed the Maine statute for requirements for posting zoning ordinance amendments in a newspaper, and **voted** to conduct the Public Hearing on September 21, 2022 at 6:15 pm. Notice of the public hearing will be advertised in the Portland Press Herald.

The Board discussed the proposed change to convert part of Huff Road from General Purpose to Residential and the possible effect on town zoning due to a recent law (LD 2003) passed by the Maine legislature with an effective date of July 1, 2023. The Board discussed the use of a survey for Huff Road residents regarding possible zoning change from General Purpose to Residential.

## **Harper Residential Subdivision**

The Board received copies of the cluster subdivision application and scheduled review for the next PB meeting on September 7, 2022. The Board **voted** to ask the CEO to refer this application to Southern Maine Regional Planning for review and comment.

**Minutes of PB Meetings-** The Board discussed status. No minutes were available for review. Recordings are available. PB member Don Hernon provided status of minutes.

### **Other Items:**

PB members Paul Boucher and Kelly Demers stated they will not be available for the September 21, 2022 PB meeting.

PB member Don Hernon provided a table with preliminary time cards for PB members to review.

PB member Don Hernon provided status of Merry Morning LLC (completed except for sending the registered Notice of Decision to the applicant) and EVO Site Service Cell Towers (Notice of Decision needs to be registered at York County Registry of Deeds after town check is available). The Board signed the Merry Morning LLC Site Plan.

**Vertex Towers LLC** application for a telecommunications tower to be located on Tax Map 04 Lot 062, 99 Old Kennebunk Road was passed out for review. Chair Rod Tetu noted that the proposed location is within two miles of the recently approved EVO cell tower, which is not allowed by LZO 10.20.1B. The CEO was requested to inform Vertex Towers LLC of the LZO requirement, and ask if their representative wants to come to a PB meeting to discuss their application.

The Board noted that the Select Board has posted for applicants for the CEO Assistant/Planning Board Clerk position.

## **SET AGENDA for PB Meeting on September 7, 2022**

### **APPOINTMENTS**

- Preliminary review of Harper Residential Subdivision, Tax Map 3, Lot 87-3, and portion of Tax Map 3, Lot 87-2, Old Kennebunk Road, **Nine** residential lots
- Preliminary review of Vertex Towers LLC – Application for Telecommunications Tower – Tax Map 4, Lot 062, 99 Old Kennebunk Road

### **MINUTES:**

- Review status

### **OLD BUSINESS/MAIL:**

### **NEW BUSINESS:**

**ADJOURNMENT**

The Board voted to adjourn at 8:08 pm.


APPROVED DATE: 01/11/2022

  
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Roderick Tetu, Chairman

  
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Don Hernon, Vice Chairman

  
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Cecile Dupuis, Secretary

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Joseph Wagner

  
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Paul Boucher

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Kelly Demers