

**TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
February 1, 2023**

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 6:02 PM. Noting attendance of: Roderick Tetu, Donald Hemon, Cecile Dupuis, Joseph Wagner, Paul Boucher, William Single, and Kelly Demers. Also attending: Code Enforcement Officer, Brenda Charland and Code Enforcement Assistant, Julie Lemieux. Others in attendance: Jeffrey Cerier, Brian Dulong, John Tibbetts, Jeff Demers, and Brad Morin.

NEW BUSINESS:

Response from town attorney, Brad Morin, regarding Green Acres: Brad Morin went over the Supreme Court Civil Action Docket No. AP-21-017 ruling requiring the Planning Board to hold a Public Hearing on the Green Acres Marijuana Grow Facility and the Board asked for advice on how to proceed. Joe Wagner made a motion for the Applicant to be contacted via email, phone call, and certified mail requesting an updated list of abutters with their mailing address, per zoning requirements, and communicate a sense of urgency for a response. Motion was seconded by Rod Tetu with all voting in favor.

Jeffrey & Laura Cerier – Map 17 Lot 053 – 153 Shore Rd – Best Practical Location: Demo and rebuild – Site Walk scheduled for Saturday, February 11, 2023, at 10:00 AM.

Lora O'Rourke – Map 16 Lot 33 – 87 Shore Rd – Best Practical Location: Add on 2nd floor – Rod Tetu made a motion to let Brenda Charland, CEO, handle, Pual Boucher seconded with all voting in favor. No site walk needed, applicant is not making footprint larger or closer to shoreline.

MINUTES:

Planning Board Meeting Minutes of 1/11/23 were approved.

OLD BUSINESS:

Joshua Martino -Map 001 Lot 5 – 331 Brock Road – High quality cottages for short term and seasonal rental: No new information.

Brock Road Cluster Subdivision – Tax Map 01 Lot 12-1 – Ten residential lots. Applicant is working on getting application completed. They are currently focused on the Letter of Map Revision through FEMA, this is being worked on and finalized.

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. Email from engineer, Joe Marden, they are still trying to coordinate with the surveyor to resolve the Right of Way issues associated with Old Kennebunk Rd, hoping to move forward in the next few months.

SET NEXT AGENDA:

Jeffrey & Laura Cerier – Map 17 Lot 053 – Review site walk notes

Put together a package of changes the Planning Board would like to propose to get on the ballot in November (ie: Contract Zoning, Back Lots), also look into typos and inconsistencies.

ADJOURNMENT:

Rod Tetu made the motion to adjourn at 7:40 PM. Paul Boucher seconded. All voted in favor.

APPROVED DATE: 2/15/23

Roderick Tetu, Chairman

Don Hemon, Vice Chairman

Cecile Dupuis, Secretary

Joseph Wagner

William Single

Kelly Demers

Paul Boucher