

**TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
February 15, 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: Vice Chairman Donald Heron called the meeting to order at 6:01 PM. Noting attendance of: Donald Heron, Cecile Dupuis, Joseph Wagner, Paul Boucher, William Single, and Kelly Demers. Roderick Tetu was absent. Also attending: Code Enforcement Officer, Brenda Charland and Code Enforcement Assistant, Julie Lemieux. Others in attendance: Jeffrey Cerier and Brian Dulong.

NEW BUSINESS:

Roy Family Spirit of Camp, Dan Roy – Map 28 Lot 027 – 42 Whitehouse Rd – Best Practical Location: Add foundation/usable space under current structure – Site Walk scheduled for Saturday, February 25, 2023, at 10:00 AM.

Jeffrey & Laura Cerier – Map 17 Lot 053 – 153 Shore Rd – Best Practical Location: Demo and rebuild – Joe Wagner made a motion to remand the issue to Code Enforcement for processing due to the structure being outside 75' from shoreline, Cecile Dupuis seconded, and all voted in favor. Brenda Charland, CEO, asked that the property owners get a Certified Plot Plan that shows the Building Envelope before issuing a Building Permit, and to also pin the foundation.

Proposed Zoning Ordinance Changes: Contract Zoning, would like to remove some ambiguous wording which would alleviate some confusion. If going with a Warrant at the June Town Meeting, the Planning Board would have the opportunity to explain the reasoning for the proposed changes. Joe Wagner made a motion for the request to be placed as a Warrant for Town Meeting in June. Paul Boucher seconded. One person opposed the motion, all others approved.

Update on attempt to contact applicant regarding Green Acres Marijuana Grow Facility: Applicant was spoken to over the phone and an email was sent stating the need for an updated abutters list before the Planning Board could proceed with the court ordered Public Hearing. The applicant explained he is unavailable for at least a month but is planning to meet with appropriate departments at the Town Hall, when he is available, to work through what needs to be done and agreed to having the item tabled from the Planning Board Agenda until such a time as he is ready to move forward. Joe Wagner made the motion to table Green Acres, Paul Boucher seconded. Cecile Dupuis asked if there was an expiration date on the application, and it was explained that due to the court order there was not. All voted in favor of tabling the application at this time.

Derrek Green – Map 06 Lot 058 – 857 S Waterboro Rd: Mr. Green did not show up for the meeting.

MINUTES:

Planning Board Meeting Minutes of 2/15/23 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. – No new information.

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. – No new information.

SET NEXT AGENDA:

Roy Family Spirit of Camp, Dan Roy – Map 28 Lot 27 – 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. Public Hearing scheduled for Wednesday, March 15, 2003, at 6:00 PM.

Derrek Green – Map 06 Lot 058 – 857 S Waterboro Rd – minimum lot size variance

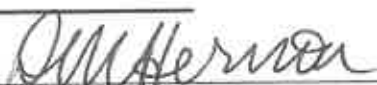
Steve Austin – Map 17 lot 060 – 119 Shore Rd -

ADJOURNMENT:

Joe Wagner made the motion to adjourn at 7:41 PM. Bill Single seconded. All voted in favor.

APPROVED DATE: 3/1/2023

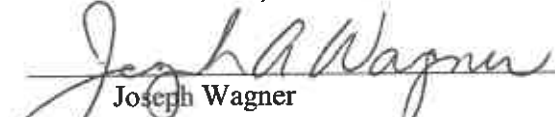
Roderick Tetu, Chairman



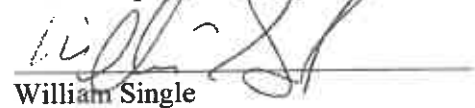
Don Hernon, Vice Chairman



Cecile Dupuis, Secretary



Joseph Wagner



William Single

Kelly Demers

Paul Boucher