

**TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
March 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: Donald Hernon, Cecile Dupuis, Joseph Wagner, William Single, and Kelly Demers. Paul Boucher was absent. Also attending: Code Enforcement Officer, Brenda Charland and Code Enforcement Assistant, Julie Lemieux. Others in attendance: Elsie Johnston, Steve Austin, and Marsha Austin.

NEW BUSINESS:

William & Elsie Johnston – 59 Oscar Littlefield Rd – Map 20 Lot 029 – Looking for a variance to allow for a pitched roof which will be higher than the allowed 20'. Planning Board cannot grant a variance, however the property owner has the right to appeal to the Zoning Board of Appeals (has to meet 4 criteria). Don Hernon made the motion to deny the request for a variance to the Shoreland Zoning, Joe Wagner seconded, with all voting in favor.

Roy Family Spirit of Camp, Dan Roy – Map 28 Lot 027 – 42 Whitehouse Rd – Best Practical Location: Add foundation/usable space under current structure – Rod Tetu made the motion to request a Certified Plot Plan, which will show the property lines, building envelope, and setbacks required. Joe Wagner seconded, with all voting in favor.

Steven & Marsha Austin – Map 17 Lot 060 – 119 Shore Rd: Wants to put an addition on an existing camp that would be a separate year-round dwelling, original camp would be mostly used as a seasonal dwelling. Need to determine if an ADU or addition to existing building that would make structure a “duplex” would be allowed in the Shoreland Zone. Site walk set for Saturday, March 11, 2023, at 10:00am.

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.

Derrek Green – Map 06 Lot 058 – 857 S Waterboro Rd: Did not come to 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: - Looking into a similar set up in Sanford to determine how to proceed.

Brock Road Cluster Subdivision – Tax Map 01 Lot 12-1 – Ten residential lots. Applicant is working on getting application completed. They filed a Stormwater law Permit Application with the DEP, also the Letter of Map Revision has been applied for on 2/28/23.

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:

Public Hearing scheduled for Wednesday, March 15, 2003, at 6:00 PM.

Roy Family Spirit of Camp, Dan Roy – Map 28 Lot 27 – Need to submit a certified plot plan.

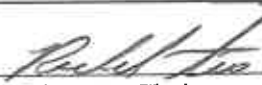
Derrek Green – Map 06 Lot 058 – 857 S Waterboro Rd – minimum lot size variance

Steven & Marsha Austin – Map 17 lot 060 – 119 Shore Rd – Need to submit a certified plot plan.


ADJOURNMENT:

Rod Tetu made the motion to adjourn at 8:15 PM. Kelly Demers seconded. All voted in favor.


APPROVED DATE: 3/15/2003




Roderick Tetu, Chairman



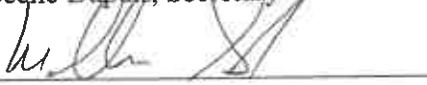
Don Herson, Vice Chairman



Cecile Dupuis, Secretary



Joseph Wagner



William Single



Kelly Demers

absent _____
Paul Boucher