

TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
April 5, 2023

Note: These are summary minutes. A recording of the meeting is on file at the Lyman Town Hall and is 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.

MEETING CALL TO ORDER: Chairman Roderick Tetu called the Public Hearing to order at 6:00 PM. Noting attendance of: Donald Heron, Cecile Dupuis, Joseph Wagner, William Single, Paul Boucher and Kelly Demers. Also attending: Code Enforcement Officer, Brenda Charland and Code Enforcement Assistant, Julie Lemieux. Members of the public in attendance were: Brian Dulong, Chad Binette, Steve Patch, Jon Pizey, Matt Duross from GMFR, Eric Dudevoir, Danny Stuart, Eileen Kelly, John Kelly, and Ben Harris from GMFR.

NEW BUSINESS:

1. **On a Plain Brewing – 347 Hill Rd – Map 11 Lot 137-A** – Eric Dudevoir requested an extension to the Site Plan Review/Contract due to unforeseen challenges with construction, contractors, and obtaining materials to complete building of a small brewery due to the Coronavirus pandemic. He is requesting an extension to finish the project and open the brewery this year.
Joe Wagner made a motion to extend the Site Plan Review/Contract for On a Plain Brewing for one (1) year, to expire on 4/5/24. Paul Boucher seconded the motion with all voting in favor.
2. **Chad & Jennifer Binette – 124 Wadleigh Pond Rd – Map 10 Lot 7** – Chad Binette came in to request a renewal of Best Practical Location due to unpredictable circumstances brought on by the Coronavirus pandemic: material shortages, increased material pricing, contractor availability, and trying to keep his own business afloat.
Joe Wagner made the motion to extend the Best Practical Location for (1) year, to expire on 4/5/24. Rod Tetu seconded the motion with all voting in favor.
3. **Hissong Ready-Mix & Aggregates LLC** – Steve Patch gave an explanation on the DEP permit to mine below the water table. He also talked about the quarterly water table tests and water quality tests in three of the wells twice a year which will be reported every April. DEP documentation will be shared with the Planning Board.
4. **MX 207 – 53 Bartletts Bridge Rd – Map 9 Lot 3-1** – Dan Stuart, son of Bill Stuart owner of MX207, came before the Board to discuss renewal of their expired permit to be allowed to continue to operate.
Don Heron made a motion to extend a temporary permit that will expire on October 31, 2023 to MX207 to continue operations subject to the following conditions:
1: Having two (2) ambulances onsite on race days, with one (1) having the ability to transport a patient to a trauma center
2: That the facility has a designated lane for fire trucks/rescue vehicles of at least 12 feet in width

- 3: That they provide fittings that will allow GMFR to hook up water hoses to the hydrant at the pond on site
- 4: The applicant, MX207, will work in good faith to submit an updated permit for this operation
- Rod Tetu seconded the motion with all voting in favor.

MINUTES:

Planning Board Meeting Minutes of 3/15/23 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 the 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. Sebago Technics dropped off a copy of the Stormwater Management Law Permit Application – this is available for review in the Code Enforcement office.

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:

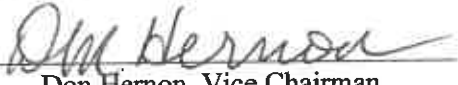
MX207 – continue review for renewal of permit.

ADJOURNMENT:


Rod Tetu made the motion to adjourn at 8:06 PM. Paul Boucher seconded. All voted in favor.

APPROVED DATE: 4/19/2023


Roderick Tetu, Chairman


Don Hernon, Vice Chairman


Cecile Dupuis, Secretary


Joseph Wagner


William Single

Kelly Demers


Paul Boucher