

TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
April 19, 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 6:02 PM. Noting attendance of: Donald Herson, Cecile Dupuis, Joseph Wagner, William Single, and Paul Boucher. Absent was Kelly Demers. Also in attendance: Code Enforcement Officer, Brenda Charland and Code Enforcement Assistant, Julie Lemieux. Members of the public in attendance were: Brian Dulong, Joshua Nason, Kendra Ramsdell, Cole Tarbell, and Ben Harris from GMFR.

NEW BUSINESS:

- 1. Wayne Oosterman – 93/97 West Shore Rd – Map 21 Lots 16 & 17 – Demo & rebuild.** Applicant was unavailable to attend meeting. The Board agreed to move this item to the next meeting on 5/3/23.
- 2. Cripple Creek Storage – 2236 Alfred Rd – Map 3 Lot 26 –** Rod Tetu read a letter submitted by Walter Smith, who was unable to attend the meeting, that is asking for an extension of his expired permit. The letter explained the difficulties getting materials and manpower to erect a storage shed due to the Coronavirus pandemic. Mr. Smith stated that all the materials are on site and the building can be completed. Paul Boucher made a motion to grant a one (1) year extension to expire on 4/19/24. Cecile Dupuis seconded the motion with all voting in favor.
- 3. MX 207 – 53 Bartletts Bridge Rd – Map 9 Lot 3-1 –** Brenda Charland made a request that the Planning Board set a site walk and include the Fire Chief (Matt Duross) and Electrical Inspector (Marcel Desrosiers). The site walk is scheduled for Wednesday, May 10, 2023, at 5:30pm. Brenda feels that there have been enough changes at the site since the 2008 Conditional Use Permit was issued that the Planning Board needs to revisit. The Fire Chief has a meeting scheduled at the site on Sunday, April 23, 2023, to go over the requirements of the fire department. Upon consultation with the town attorney, Rod Tetu made a motion that the Code Enforcement Officer does not issue a stop work order for six (6) months, to expire on 10/19/23, as long as MX207 is actively working on the permit renewal and cooperating with the fire department on required safety measures. Paul Boucher seconded the motion with all voting in favor.
- 4. Brookview Estates Cluster Subdivision (formerly Brock Road Cluster Subdivision) – Tax Map 01 Lot 12-1 – Ten residential lots.** Kendra Ramsell, from Sebago Technics, spoke on the design of a 10-lot cluster subdivision off Brock Rd. The preliminary application was reviewed, and Rod Tetu made the motion that it was complete. Joe Wagner seconded the motion, and all voted in favor of accepting the application as complete.

A site walk was set for Saturday, April 29, 2023, at 8:00am. Wednesday, May 17, 2023, there will be a Public Hearing held to allow public discussion of the project.

MINUTES:

Planning Board Meeting Minutes of 4/5/23 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.

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.

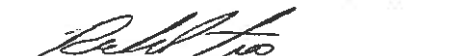
Wayne Oosterman – demo & rebuild


Brookview Estates – cluster subdivision on Brock Rd – review site walk notes

ADJOURNMENT:

Rod Tetu made the motion to adjourn at 7:56 PM. Paul Boucher seconded. All voted in favor.

APPROVED DATE: 5/3/2023


Roderick Tetu, Chairman


Don Hermon, Vice Chairman


Cecile Dupuis, Secretary


Joseph Wagner


William Single

absent
Kelly Demers


Paul Boucher