

TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
May 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 Hernon, Cecile Dupuis, Joseph Wagner, William Single, Paul Boucher, and Kelly Demers. Also in attendance: Code Enforcement Officer, Brenda Charland and Code Enforcement Assistant, Julie Lemieux. Members of the public in attendance: Joshua Nason, Kendra Ramsdell, Hannah Bonine, and Nicole Bateson.

NEW BUSINESS:

1. **MX 207 – 53 Bartletts Bridge Rd – Map 9 Lot 3-1** – Site walk is set for Wednesday, May 10, 2023, at 5:30pm, members of the public are welcome to attend.
2. **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. Don Hernon made a motion to approve the preliminary plan as submitted with the following modifications:
 - a) The road in the subdivision will be brought up to Town of Lyman roadway standards.
 - b) A private way with a hammerhead be added off South Waterboro Rd to provide proper frontage to land retained by owner.
 - c) The plan will show the line of sight distance on the Brock Rd – Brookview Dr intersection.
 - d) The preliminary plan will be changed to show that it's a paved road as opposed to a gravel road.

Rod Tetu seconded the motion, with all voting in favor.

Wednesday, May 17, 2023, there will be a Public Hearing held to allow public discussion of the project.

MINUTES:

Planning Board Meeting Minutes of 4/19/23 were approved, as amended.

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 – review notes from site walk on 5/10/23.

Wayne Oosterman – demo & rebuild – if ready


Brookview Estates – cluster subdivision on Brock Rd – Public Hearing


ADJOURNMENT:

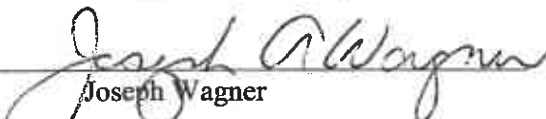
Rod Tetu made the motion to adjourn at 7:49 PM. Cecile Dupuis seconded. All voted in favor.

APPROVED DATE: 5/17/2023


Roderick Tetu, Chairman


Don Hernon, Vice Chairman


Cecile Dupuis, Secretary


Joseph Wagner


Paul Boucher


Kelly Demers


William Single