

**TOWN OF LYMAN**  
**PLANNING BOARD MEETING MINUTES**  
**June 21, 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.**

**REGULAR MEETING CALL TO ORDER:** Chairman Roderick Tetu called the Public Hearing to order at 6:00 PM. Noting attendance of Planning Board members: Kelly Demers, Cecile Dupuis, Donald Hernon, William Single and Joseph Wagner, Code Enforcement Officer Brenda Charland and Code Enforcement Assistant, Julie Lemieux. Members of the public in attendance: Bill Welch, Rick Como, Richard Blair, Joshua Nason, Nicole Bateson, Christopher Velardi, Joe Mondor, Frank Goudreau (not on sign in sheet), and Steve Patch.

Rod Tetu made the motion to have Kelly Demers to be a full voting member for the meeting. Joe Wagner

**NEW BUSINESS:**

**Bartlett Pines, Phase III – Map 9 Lots 1 – 4 –** CEO Brenda Charland had questions regarding the conditions for the development and asked the Planning Board for guidance on how to proceed. (Phases I and II are in Waterboro). Phases I and II are complete, Phase III was never completed and was abandoned in 2009. Phase III was to have a cistern installed, but since that section was abandoned does the condition to install the cistern still apply.

Joe Wagner made a motion to refer the matter to the Town of Lyman attorney and fire chief, and to invite the Town of Waterboro Planning Board, Code Enforcement Officer and their attorney to the Wednesday, July 19, 2023, Lyman Planning Board Meeting. Cecile Dupuis seconded the motion, with all voting in favor.

**Brookview Estates Cluster Subdivision - Map 01 Lot 12-1 – Ten residential lots:** Nicole Bateson petitioned the Planning Board to reduce the performance guarantee by the 10% contingency fund.

Rod Tetu made the motion to reduce the performance guarantee amount by the 10% contingency fund amount (\$32,306.20), making the performance guarantee amount \$484,592.97 – to be by certified check and deposited into an escrow account. Joe Wagner seconded the motion, with all voting in favor.

**Roger Bisson – 16 Candlewood Dr (Keyword Manor) – Map 04 Lot 017 –** Would like to build a deck without the required 15' setback. He has permission from the mobile home park and his neighbors. Mr. Bisson stated many considerations to grant his request, as well as documentation of neighbors who have had decks built on their property that don't meet the required setbacks. He also noted that the ordinance states "setbacks are a measurement from the homeowners property line" but Keyword Manor residents do not own the land to establish a realistic setback. Rod Tetu stated that the owner of the property was required to show the boundary lines for the lots to indicate how many lots there were.

Rod Tetu made a motion that Mr. Bisson does not meet the setbacks to have a deck. Joe Wagner seconded the motion, with all voting in favor.

**Wayne Oosterman – 93 & 97 West Shore Dr – Map 21 Lots 016 & 017** – New single-family home with deck spaces and garage. Chris Velardi from Kennebunk River Architects, representing the property owner, is looking for what the Board can give for a building envelope. The property owner is looking to demo two existing buildings and build a single home in their place.

Rod Tetu made a motion that the new building be moved back and be no closer than 41 feet from the closest point from the water across the two properties. Joe Wagner seconded the motion, with all voting in favor.

A site walk was held on Saturday, June 17, 2023, at 8:00 am.

**Hissong Ready-Mix & Aggregates – 98 Old Kennebunk Rd** – Applicant is looking to expand the quarry by 8 acres. Steve Patch, representing the applicant, brought in copies of the reports from the DEP.

Rod Tetu went through the Site Plan Checklist to confirm it was complete.

Rod Tetu made the motion to accept the application as complete. Joe Wagner seconded the motion, with all voting in favor.

A site walk was set for Wednesday, July 19, 2023, at 5:30 pm meeting at the quarry gate.

**MX 207 – 53 Bartlett’s Bridge Rd – Map 9 Lot 3-1** – Review site walk held on Saturday, June 10, 2023, at 8:00 am. Rod Tetu stated the biggest concern for him was he didn’t see a pad at the fuel tank where they fill their equipment. He would like to see a cement pad there that tapers towards the middle in case of a diesel spill and some sort of cleanup case as a condition of approval. (one of the requirements of the site plan checklist is to have containment for spills of chemicals/fuels, etc). Bill Stuart asked what the specifications would be for the cement pad. The ordinance states refuel operations shall be conducted on a concrete pad 15’ x 20’, it can be larger but not smaller. The parking area, notably where the RVs park, doesn’t have a designated area. There’s also potential for cars to be parked in the main entrance/exit area.

On Wednesday, July 12, 2023, Lee Jay Feldman from SMPDC will be coming to speak with the Planning Board and owners of MX207 and help with understanding of their permitting process.

### MINUTES:

Public Hearing and Planning Board Minutes of 5/17/23 were approved.

Planning Board Meeting Minutes of 6/7/23 were approved.

### OLD BUSINESS:

**Joshua Martino -Map 001 Lot 5 – 331 Brock Road – High quality cottages for short term and seasonal rental:** - Provided him with information from Huttochia application and meetings in Sanford. He is looking over that and looking over details for the topographical survey. – 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:

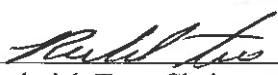
The Hidden Spa – public hearing

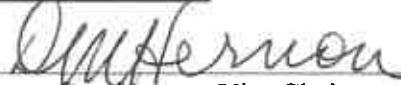
MX207 – discussion with Lee Lay Feldman from SMPDC

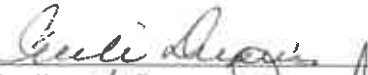
**ADJOURNMENT:**


Rod Tetu made the motion to adjourn at 8:31 PM. Don Hernon seconded. All voted in favor.


**APPROVED DATE:** 8/2/2023

  
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Roderick Tetu, Chairman

  
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Don Hernon, Vice Chairman

  
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Cecile Dupuis, Secretary

  
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Joseph Wagner

  
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William Single

  
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Kelly Demers

