

TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
July 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 Meeting to order at 6:15 PM. Noting attendance at the meeting of Planning Board members: Kelly Demers, Kevin Veilleux, William Single, Joseph Wagner, Donald Hernon and Cecile Dupuis; and Code Enforcement Officer Brenda Charland and Code Enforcement Assistant, Julie Lemieux. Members of the public in attendance were Lee Jay Feldman, Angela Chute, Michael Gilpatrick, Craig Kelley, Julie Kelley, Travis Wright, Jim Faris, Rebekah Higgins, Rick Madruga, Lori RW Anthony, Rick Como, Richard Blair, William Welch, Brad Morin, Steve Patch, Diane Gray, and Frank Goudreau, others in attendance via zoom were Mike Blair, Ben Blair, and Ellen Ross/Blair.

NEW BUSINESS:

Hissong Ready-Mix Aggregates – 98 Old Kennebunk Rd – Map 0 Lot 003 – Members of the Board attended a site walk prior to the scheduled meeting. A Public Hearing is scheduled for Wednesday, August 16, 2023, at 6:00pm.

Bartlett Pines Subdivision, Phase III – Brad Morin, attorney for the Town of Lyman, spoke on questions that have come up regarding the subdivision. A brief history of the subdivision was given: Phase I located in Waterboro was approved by the Planning Board of both Waterboro and Lyman for Lots 1 – 4 in 1999. Phase II located in Waterboro added lots 5 & 6 was approved in 2001. Phase III located in Lyman subdivided lot 6 into 3 lots (6A, 6B, & 6C) was approved with a number of conditions, including the installation of a cistern, in 2006. In 2009, a Certificate of Abandonment of Phase III was recorded, which was signed by the Lyman and Waterboro Planning Boards, although Exhibit A which should have been recorded with this was not included. In 2015 an amendment to the abandonment showed Lot 6 removed from the subdivision, also removal of a conveyance of Lots 6B and 6C and the cistern.

Waterboro Planning Board members will take this information back and discuss it at their next meeting and draft a letter to the Lyman Planning Board.

Kelly Demers made a motion to have the town attorney, Brad Morin, draft an amendment to the Certificate to remove Lot 6 and the conditions from Phase III from the subdivision.

Joe Wagner seconded the motion, with all voting in favor.

Barkers Pond Rentals – Larry Lachance – 64 Barkers Pond Rd – Map 14 Lots 010 & 012: Mr.

Lachance came to speak to the Board about the business of cabin rentals and waterfront rental for swimming that his family has been doing on Barkers Pond since 1966, although the property has been used for this same purpose since 1931. He has a permit from the state for cabin rentals but does not have one from the town. There are also several town recreation groups that bring children to swim at the pond, only one rec group is allowed at a time to avoid overcrowding and confusion. There are 22 picnic tables and four barbecue pits for use, as well as a bathroom/shower house – a brand new septic system has recently been installed. The swimming area is open to the public on weekends and during the week except when a rec department has booked for the day.

The Board has requested a description of all operations, the location and scope, that happen on the property and note all that have been in existence prior to 1979. Mr. Lachance will work with the town CEO on what

operations are preexisting and note any that were initiated after 1979, then bring this information back to the Planning Board.

The Hidden Spa – The board will go over the 16 Standards at the next meeting on August 2, 2023, to be included in the Notice of Decision.

Election of Officers for 2023/2024: Don Hernon said he would not be applying to the Board when his term expires in 2024 and would like another board member to be voted as Vice Chair.\

Joe Wagner nominated Rod Tetu as Chair. Kelly Demers seconded the nomination, with all voting in favor. Kelly Demers nominated Joe Wagner as Vice Chair. Don Hernon seconded the nomination, with all voting in favor.

Kelly Demers nominated Cecile Dupuis as Secretary. Don Hernon seconded the nomination, with all voting in favor.

MINUTES:

Planning Board Public Hearing and Special Meeting Minutes of 7/12/23 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 Huttopia application and meetings in Sanford. He is looking over that and looking over details for the topographical survey.

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 – 16 Standards for NOD

Bartlett Pond Rentals – wedding venue & rental space


Bartlett Pines Subdivision – waiting for letter from town attorney.


Roy Family Spirit of Camp


ADJOURNMENT:


Rod Tetu made the motion to adjourn at 8:17 PM. Joe Wagner seconded. All voted in favor.

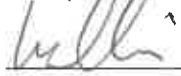
APPROVED DATE: 8/2/2023


Roderick Tetu, Chairman


Don Hernon, Vice Chairman


Cecile Dupuis, Secretary


Joseph Wagner


William Single


Kelly Demers


Kevin Veilleux

