

**TOWN OF LYMAN**  
**PLANNING BOARD MEETING MINUTES**  
**August 16, 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:** Vice chairman Joseph Wagner called the Meeting to order at 6:22 PM. Noting attendance at the meeting of Planning Board members: Kelly Demers, Cecile Dupuis, Donald Hernon, William Single and Kevin Veilleux, and Code Enforcement Assistant, Julie Lemieux. Members of the public in attendance were: Pam Moody-Maxon, Shane Maxon, Chris Pizey, Steve Patch, Caleb Johnson, Nick Armentrout, and Shannon Richards. Planning Board Chairman, Roderick Tetu and Code Enforcement Officer, Brenda Charland were absent.

**NEW BUSINESS:**

**Hissong Ready-Mix Aggregates – 98 Old Kennebunk Rd – Map 04 Lot 003 -**

**Barkers Pond Rentals – 64 Barkers Pond Rd – Map 14 Lots 10 & 12 –** Property owners were not able to attend the meeting but did send an email with a narrative on their operations which Joe Wagner read. The letter described the activities that have taken place on the property since the late 1960's. The Board set a site walk for Wednesday, September 6, 2023, at 5:30 pm contingent upon availability of the owners to go see the operations.

**Bartlett Pines Subdivision –** The Board is still waiting for a letter from the town attorney regarding the abandonment of Phase III of the subdivision. The Waterboro Planning Board met on August 2, 2023, and sent a letter waiving their rights to further review of this portion of the project since it is located entirely in the town of Lyman.

Joe Wagner made a motion to table further discussion until the letter from the town attorney has been received.

**Merry Morning – 382 Goodwins Mills Rd – Map 11 Lot 122 –** Property owner, Caleb Johnson, gave an update on conditions of approval and challenges meeting those conditions. One was to bury approximately an acre and a half or more of stumps. Their architect, Woodhull in Portland, has been working with the State Fire Marshall on the fire protection that is required on the property for a building of that type and size. The third item was to have a new septic system installed, which will be done in the next few months. We have four commitment letters from locals to rent space. The applicant is here asking for a six-month extension for our permit to get the septic system installed, the original permit expired on August 17, 2023. The Board would like to hear from Brenda Charland, Code Enforcement Officer, on whether they need to schedule a site walk before any further decisions are made.

Kelly Demers made a motion to grant a six-month extension for installation of the new septic system. Kevin Veilleux seconded the motion, with all voting in favor.

**Pamela Moody-Maxon & Shane Maxon – 36 Cottage St – Map 20 Lot 003 and 14 Verna Ln – Map 06 Lot 041-A7B –** Property owners originally purchased 36 Cottage St, then 14 Verna Ln, then Wannabe Ln – which was an old town road. They wanted to make a path between the properties on Cottage St and Verna Ln without trespassing on their neighbor's property. The Maxon's reached out to the DEP, and no permit was required. Previous CEO, Patti McKenna, wanted a wetlands delineation where they were filling in what she

thought was wetland. They then submitted an application with the Army Corps of Engineers in March 2021, a year later the Corps followed up saying they wanted to do a site visit but never did one.

Joe Wagner made the suggestion that the property owners get together with Brenda Charland, CEO, and fill out a permit application. The Planning Board will entertain it with the understanding that the Army Corps has to weigh in at some point and any approval that we would give would be contingent upon the Army Corps of Engineers and the documentation from the DEP as well.

**Review revised PB Mission Statement, By-Laws, Administrative Procedure** – The Board discussed potential changes to clarify wording in the Mission Statement, By-Laws, and Administrative Procedures.

Kelly Demers made a motion to approve the By-Laws as modified. Kevin Veilleux seconded, with all voting in favor.

**MINUTES:**

Planning Board Meeting Minutes of 8/2/23 were approved.

**OLD BUSINESS:**

**SET NEXT AGENDA:**


MX207 – any new updates

**ADJOURNMENT:**

Joseph Wagner made the motion to adjourn at 9:05 PM. Kelly Demers seconded. All voted in favor.

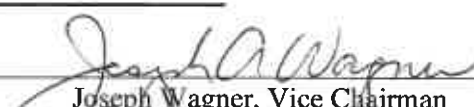
**APPROVED DATE:** \_\_\_\_\_

absent  
Roderick Tetu, Chairman

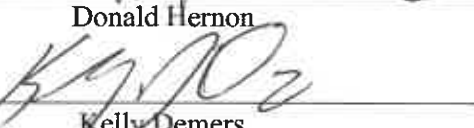
  
Cecile Dupuis, Secretary

William Single

  
Kevin Veilleux

  
Joseph Wagner, Vice Chairman

  
Donald Hernon

  
Kelly Demers