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**TOWN OF LYMAN**  
**PLANNING BOARD MEETING MINUTES**  
**October 4, 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 6:02 PM. Noting attendance at the meeting of Planning Board members: Cecile Dupuis, Donald Hernon, William Single, Kelly Demers, and Kevin Veilleux, and Code Enforcement Officer Brenda Charland and Code Enforcement Assistant, Julie Lemieux. Members of the public in attendance were: Brian Dulong, Bruce Martinson, Joe Marden, Shane Maxon, and Max Harper. Planning Board Chairman, Roderick Tetu, was absent.

**NEW BUSINESS:**

**Barkers Pond Rentals – Larry Lachance – 64 Barkers Pond Rd – Map 14 Lots 010 & 012:** The Board reviewed the written Notice of Decision removing the paragraph “Upon presentation of this Notice of Decision signed by the Planning Board, the Lyman Code Enforcement Officer is authorized to grant the applicant the necessary permit(s). **It is the applicant's responsibility to apply for these permits.**” due to the applicant not needing any permits to continue the current operations on the property.

Kelly Demers made a motion to approve the NOD with the modification. Don Hernon seconded the motion, with all voting in favor.

**Wayne Oosterman – 93 & 97 West Shore Dr – Map 21 Lots 016 & 017 –** The Board reviewed the written Notice of Decision removing the comment on Page 2 Paragraph 3 “Please ask Brenda if this provision is desired”.

Kelly Demers made a motion to approve the NOD with the modification. Cecile Dupuis seconded the motion, with all voting in favor.

**Pamela Moody-Maxon & Shane Maxon – 36 Cottage Ln – Map 20 Lot 003 –** The Board reviewed notes taken at the Site Walk held on September 21, 2023. The Maxons had filed an application with the Army Corps of Engineers and are still waiting for a ruling and a date for a Site Walk with them. During the Planning Board Site Walk on 9/21/23 it was noted that an installed drainage pipe looked blocked and could be adding to water diverting to neighboring properties.

Kelly Demers made the motion to table further discussion until the Army Corps of Engineers has made a ruling. Cecile Dupuis seconded the motion, with all voting in favor.

**Harper Residential Subdivision – Old Kennebunk Rd – Tax Map 3, Lot 87-3, and portion of Tax Map 3, Lot 87-2 –** Proposed nine lot subdivision served by two new subdivision roads. Joe Marden, engineer from Sitelines representing the Harpers, spoke on the Town of Lyman's discontinuation of the section of Old Kennebunk Road in May 2023 which moves the access to the subdivision through Alfred. Alfred Fire & Rescue will also be the closest to sending equipment to the subdivision if needed so some memorandum of understanding between the two towns might be needed for services. The Project will also require DEP permits due to extensive wetlands.

**Rustic Dreams – Keith Sevigny – 7 Rabbit Run – Map 12 Lot 007 –** The property owners were notified they would be on the agenda, but they were not in attendance at the meeting. The Board discussed the

Conditional Use Permit that was written for the previous property owner in 1995. There was some concern whether the septic system was adequate for the number of people who attended events and whether there had been a lapse in the use of the property for a few years.

Joe Wagner made the motion to table further discussion until more information was known on the septic system and possible lapse in use of the property. Don Hernon seconded the motion, with all voting in favor.

**Merry Morning – 382 Goodwins Mills Rd – Map 11 Lot 122** – Brenda Charland, Code Enforcement Officer, spoke with the town attorney regarding the use of the wording “artists, craftsmen, and makers” in the Notice of Decision and he expressed his concern about the legality of its use.

Cecile Dupuis made the motion to invite the town attorney to the next meeting to hear proposed changes to the wording and give counsel. Kevin Veilleux seconded the motion, with all voting in favor.

**MINUTES:**

Planning Board Meeting Minutes of 9/20/23 were approved.

**SET NEXT AGENDA:**

Public Hearing: Dana Gagnon – State Vehicle Inspection

Harper Subdivision

Rustic Dreams


Merry Morning – invite town attorney

**ADJOURNMENT:**

Kelly Demers made the motion to adjourn at 7:22 PM. Kevin Veilleux seconded. All voted in favor.

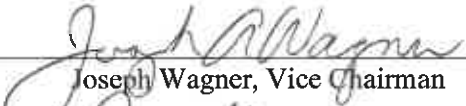
**APPROVED DATE:** \_\_\_\_\_

absent  
Roderick Tetu, Chairman

  
Cecile Dupuis, Secretary

  
William Single

  
Kevin Veilleux

  
Joseph Wagner, Vice Chairman

  
Donald Hernon

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Kelly Demers