

TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
September 20, 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 Meeting to order at 6:01 PM. Noting attendance at the meeting of Planning Board members: Joseph Wagner, Cecile Dupuis, Donald Hernon, William Single and Kevin Veilleux, and Code Enforcement Officer Brenda Charland and Code Enforcement Assistant, Julie Lemieux. Members of the public in attendance were: Dana Gagnon, and Lawrence Lachance. Planning Board member, Kelly Demers, was absent.

NEW BUSINESS:

Dana Gagnon – 18 Stallion Ln – Map 11 Lot 013-2 – The Board conducted a Site Walk prior to the meeting, noted location of current garage and nearby Swan Brook. Mr. Gagnon had provided a land survey showing the location of all the buildings on the property and the State of Maine Inspection Technician License which the Board had requested at the 9/6/23 meeting. The Board discussed the requirement for a site plan of 1' = 40' and determined that it was not needed as nothing is changing on the property and the provided survey is adequate.

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

A Public Hearing was set for Wednesday, October 18, 2023, at 6:00pm.

Barkers Pond Rentals – Larry Lachance – 64 Barkers Pond Rd – Map 14 Lots 010 & 012: The Board held a Site Walk on August 30, 2023. Mr. LaChance explained the uses of the camp that have been happening for many years. The Board is looking for information to delineate what uses are preexisting to issue a Notice of Decision that covers the narrative of the operations.

Bill Single made a motion that with the Site Walk and under Board deliberation there are no violations. Joe Wagner seconded the motion, with all voting in favor.

Merry Morning – 382 Goodwins Mills Rd – Map 11 Lot 122 – Board member, Don Hernon, explained the revisions that were made to the original Notice of Decision. The spaces will be rented to tenants to be understood as individual studios for artists, craftsmen, and makers. Standard 14 which provided for fire protection will be changed from having a sprinkler system to having Life Safety Standards as documented from the State Fire Marshall's Office. Number 4 in the condition of approval will allow that in the event that a studio be rented for a purpose other than that defined, the applicant will inform the Planning Board, Lyman Electrical Inspector, State Fire Marshall and the Fire Chief of the Goodwin's Mills Fire Department for review and approval from each.

Brenda Charland, Code Enforcement Officer, has concerns about the potential interpretation of the wording "artists, craftsmen, and makers". She would like the Board to consider consulting with the town attorney to come up with a language that would make it clear that certain uses would not fall under the categories of artist, craftsmen, and maker, especially regarding making and selling consumables.

Rustic Dreams – Keith Sevigny – 7 Rabbit Run – Map 12 Lot 007 – Brenda Charland brought some information before the Board due to recent information on the operations on the property. The Conditional Use Permit is from 1995 which listed it as an auction hall and a dance hall with BYOB. There have been limited changes since then, but with a Site Plan Review the Board can see what operations are happening and get it recorded in a Notice of Decision, this will make sure our records match what is there. There is also the possibility that the Conditional Use Permit is null and void due to the operation stopping for a period of time, which would need to be confirmed. The property owners will be invited to come before the Board to state any uses on the property, give any updates or new uses, and the Board will work on issuing a new Notice of Decision.

Pamela Moody-Maxon & Shane Maxon – 36 Cottage St – Map 20 Lot 003 and 14 Verna Ln – Map 06 Lot 041-A7B – Site walk scheduled for Thursday, September 21, 2023, at 5:30pm.

MINUTES:

Planning Board Meeting Minutes of 9/6/23 were approved, with Bill Single's name crossed out as he was absent for that meeting.

SET NEXT AGENDA:

Harper Subdivision
Rustic Dreams

ADJOURNMENT:

Rod Tetu made the motion to adjourn at 7:57 PM. Bill Single seconded. All voted in favor.

APPROVED DATE:

10/4/23

Roderick Tetu, Chairman

Cécile Dupuis
Cécile Dupuis, Secretary

Joseph A. Wagner
Joseph Wagner, Vice Chairman

Donald Hernon
Donald Hernon

William Single

Kevin Veilleux
Kevin Veilleux

absent

Kelly Demers