

Town of Lyman Ordinance Review Committee

Meeting Minutes: September 21, 2023

Called to Order: 6:30 PM

Members Present: Peggy Macdonald-Vice Chair, Dave Dulong-Secretary, Matt Duross, Steven Merola, David Alves, Roger Grant, Brenda Charland-Advisor, Don Hernon-Advisor.

Minutes: 09-07-23: Motion to approve minutes by Steve, seconded by Dave D. All in Favor.

New Business:

Discussion ensued as to whether, if the committee continued as we were reviewing the entire Zoning Ordinance, would we be able to complete the task by April, as required to make the November ballot. It was decided to stop the current complete review of the ordinance and, instead, concentrate on pressing issues needing to be addressed.

The first issue brought up was the contract zoning section.

A motion was made by Dave A. and seconded by Matt table the review of the Contract Zoning section for now. 5 were in favor 1 opposed (Dave D.), motion carried.

It was decided to proceed with review of the Accessory Dwelling Unit section.

A motion was made by Dave A. and seconded by Roger to increase the allowed maximum size of an ADU from 600 sf to 800 sf of habitable space. Also add that the minimum size will be 190 sf. 5 were in favor 1 opposed (Dave D.), motion carried.

A motion to adjourn

Adjourn: motion to adjourn was made by Roger and seconded by Dave D. All in Favor.

Meeting adjourned at 8:50.

Submitted:



Dave Dulong, Secretary

10.6 Accessory Dwelling Units: One accessory dwelling unit shall be permitted on a lot which an owner-occupied single-family dwelling is located which meet the following conditions:

10.6.1 The lot, *including a legally constituted non-conforming lot*, on which the accessory dwelling unit is situated meets all the current dimensional requirements of the district.

10.6.2 The accessory dwelling unit shall not exceed ~~six~~ *eight* hundred ~~(600)~~ *800* square feet of habitable floor area.

10.6.3 The accessory dwelling unit *may be added to the existing dwelling structure, attached to the existing structure or in a new structure*, ~~shall be located either in the same building or an accessory building to the principal structure.~~ *If* The accessory dwelling unit, *including those* is located in the basement of a single family dwelling, ~~it~~ must meet egress standards of the NFPA Life Safety Code #101 as well as all other required codes and standards.

10.6.4 The building containing the accessory dwelling unit shall have the exterior appearance of a single-family home.

10.6.5 The unit must comply with all applicable building codes and expansion criteria of the Maine State Subsurface Wastewater Rules.

10.6.6 Driveways longer than *two hundred (200)* feet must provide an adequate emergency vehicle turnaround. *(Tabled)*

10.6.7 On street parking will not be permitted. ~~Additional parking and turnaround space must be provided if needed.~~