

TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
November 15, 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: Bill Stuart. Planning Board Chair, Roderick Tetu was absent.

NEW BUSINESS:

Merry Morning – 382 Goodwins Mills Rd – Map 11 Lot 122 – The Board voted to table discussion on the revised Notice of Decision until next meeting.

MX207 – 53 Bartletts Bridge Rd – Map 9 Lot 3-1 – Bill Stuart from MX207 came in to speak with the Board on the renewal of his application. The Board discussed the checklist that had been provided to the applicant of items to be addressed for approval. Mr. Stuart provided a map of the property showing where car and rv parking was located, where emergency vehicles would be during events, the entrance booth, portable toilets, secondary access for emergency vehicles, and locations of the track. He also provided a general evacuation plan in the event of emergency, system for tracking campers and cars on the property, and whether there were any plans for expansion in the near future. Mr. Stuart has been working closely with the Goodwins Mills Fire Department to address their concerns for safety.

The Board set a Public Hearing for Wednesday, December 20, 2023, at 6:00 pm.

Rustic Dreams – Keith Sevigny – 7 Rabbit Run – Map 12 Lot 007 – Mr. Sevigny dropped off a letter stating they do not provide any food service from their onsite kitchen and all food is provided by outside caterers already prepared upon arrival. He also provided a proposed septic plan; the Board had questioned if the current septic was adequate to handle the number of people allowed for events in the facility.

The owners are operating under a Conditional Use Permit from 1995, and they believe the use has remained the same with no break in continuity. The Board believes the use has changed since the original Permit was issued and that there was a break in continuity of at least 29 months as noted in the town database. The Board would like to have the owners submit a Site Plan Review Application.

Planning Board First Quarter Report – The Board reviewed a report of all projects it had been working on during the first quarter of the 2023 – 2024 year. The report was accepted to be submitted to the Select Board at their next meeting on Monday, November 20, 2023.

MINUTES:

Planning Board Meeting Minutes of 11/1/23 were approved.

SET NEXT AGENDA:

Merry Morning - Review wording on NOD

Rustic Dreams – Review of original Conditional Use Permit

ADJOURNMENT:

Kelly Demers made the motion to adjourn at 7:56 PM. Cecile Dupuis seconded. All voted in favor.

APPROVED DATE:

12/6/23

absent

Roderick Tetu, Chairman

Joseph Wagner, Vice Chairman

Cecile Dupuis, Secretary

Donald Hernon

William Single

Kelly Demers

Kevin Veilleux