

**TOWN OF LYMAN**  
**PLANNING BOARD MEETING MINUTES**  
**January 17, 2024**

**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 Joseph Wagner called the Meeting to order at 6:01 PM. Noting attendance at the meeting of Planning Board members: Donald Herson, William Single, Cecile Dupuis and Kevin Veilleux, and Code Enforcement Officer Brenda Charland and Code Enforcement Assistant, Julie Lemieux. Planning Board member Kelly Demers was absent. Members of the public in attendance were: Wendy Caron, Mike & Cherie Johnson, Rodney Tardif, Jennifer Tardif, Randy Dubois, Rick Dubois, Lindsey Harmon, Peter & Penelopy Briggeman, Nick Armentrout and George & Michele Cheney.

**NEW BUSINESS:**

**Selection of Board member to fill Rod Tetu's empty spot** – The Board discussed filling the vacancy for a full voting member with the alternate who has the most seniority, Cecile Dupuis.

Kevin Veilleux made a motion to recommend to the Town Manager and Select Board to have Cecile Dupuis become a full voting member, filling Rod Tetu's vacant position, with her term expiring in 2026. Don Herson seconded the motion, with all voting in favor.

**Dubois – 99 Old Kennebunk Rd – Map 04 Lot 062** – The Board requested that the owners of Dubois Gravel Pit attend the meeting to discuss a noise that they have been receiving complaints about for several months (it was originally thought the noise was coming from Hissong Ready-Mix Aggregates). Mr. Dubois has added plywood around the radiator used to cool the generator that is making the noise and changed the angle of the fans. If there continues to be complaints about the noise, he will try something else. Board Member, Kevin Veilleux, spoke of different sound reducing materials available, including precast concrete, fiberglass mixed material, and sound curtains. Abutters are encouraged to report if the noise continues or comes back to the Board and Mr. Dubois so it can be taken care of.

**MX207 – 53 Bartletts Bridge Rd – Map 09 Lot 003-1** – Joe Wagner read the conditions that will be included in the MX207 Notice of Decision.

**Peter & Penny Briggeman – 195 Barkers Pond Rd – Map 14 Lot 039** – The Board reviewed the Site Walk notes and an email from Jeffrey Kalinich, Assistant Shoreland Zoning Coordinator with the Maine Department of Environmental Protection. The email from Mr. Kalinich stated that a Notice of Violation was required for the removal of the deck due to its proximity to the water. There was discussion on how the property owners could keep the deck, one being a temporary dock or a permanent dock (both would go out over the water).

Joe Wagner made a motion that the applicants remove the deck portion of the structure, apply for a Building Permit to install a dock, continue dialogue with Code Enforcement and the Planning Board, and consult with the Department of Environmental Protection to confirm what is allowed as soon as practicable. Bill Single seconded the motion, with all voting in favor.

**Rodney Tardif – off Duke Ln – Map 07 Lot 103-2A2** – Mr. Tardif wants to have a private way off Duke Lane to attain the required road frontage for his property to build a home. He improved a Right of Way, that

was an old wood road, to access his property and a hammerhead would be added for rescue equipment to be able to turn around. The Board requested that a Site Plan Review Application be completed for the private way and set a Site Walk, with an invitation to the Road Commissioner, to be held on Saturday, January 27, 2024, at 10:00 am.

**Brookview Estates Subdivision – Map 1 Lot 12-1** – Applicant is waiting for the bank to finish their appraisal, which wasn't done in time for this meeting.

Joe Wagner made the motion to table until the Applicant notifies that they are ready to come before the Board. Bill Single seconded the motion, with all voting in favor.

**Planning Board Letters to the Select Board** – The Board voted to forward a letter to the Select Board and Town Manager showing their support of the Town's membership to Southern Maine Planning and Development, and also a recommendation that the aerial mapping would be quite helpful for their purposes as well as the whole towns.

The Board held a workshop on Saturday, January 13, 2024, to discuss Zoning regulations of docks in the Shoreland. A public service announcement was written up based on discussion at the workshop to be delivered to the Select Board and Town Manager requesting it be included in the upcoming property tax bills.

The Board discussed the Second Quarter Report and approved it to be forwarded to the Select Board and Town Manager.

**MINUTES:**

Planning Board Meeting Minutes of 1/3/24 were approved as amended.

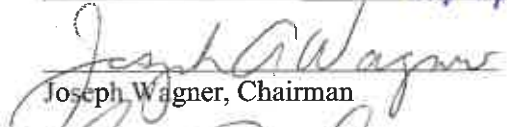
**SET NEXT AGENDA:**

- YMCA Summer Camp** – 39 Muscatawa Rd
- Eileen Kelly** – Town Health Officer
- Rodney Tardif** – Review Site Walk notes
- Kyle Gassman** – Removable docks

**ADJOURNMENT:**

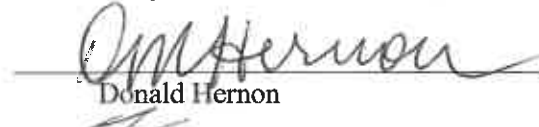
Bill Single made the motion to adjourn at 7:46 PM. Cecile Dupuis seconded. All voted in favor.

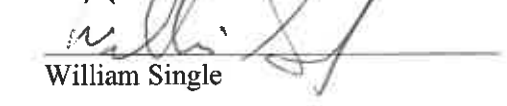
**APPROVED DATE:** 2/7/24

  
Joseph Wagner, Chairman

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Kelly Demers, Vice Chairman

  
Cecile Dupuis, Secretary

  
Donald Hernon

  
William Single

  
Kevin Veilleux