

TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
January 3, 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: Vice 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, Kelly Demers, and Kevin Veilleux, and Code Enforcement Officer Brenda Charland and Code Enforcement Assistant, Julie Lemieux. Planning Board Chairman, Roderick Tetu and Secretary, Cecile Dupuis were absent. Members of the public in attendance were: Mike & Cherie Johnson, Peter & Penny Briggeman, Michele Cheney, Lindsey Harmon, Gloria Mayo, Wendy Caron, George Cheney, and Nick Armentrout.

NEW BUSINESS:

Resignation of Roderick Tetu from Planning Board – Joe Wagner spoke and ^{noted} the Select Board's acceptance of Rod Tetu's resignation, noting that Rod always promoted the best interest for the community and people of Lyman.

Election of Chair and Vice Chair – Bill Single nominated Joe Wagner to take the place of Planning Board Chair. Kelly Demers seconded the motion, with all voting in favor.
Don Herson nominated Kelly Demers as Vice Chair. Bill Single seconded the motion, with all voting in favor.

Hissong Ready-Mix Aggregates – 98 Old Kennebunk Rd – Map 04 Lot 003 – CEO, Brenda Charland, continues to receive complaints regarding the noise in the area of Hissong's property that could be heard quite a distance away. It is reported as a low, humming, droning sound that is very annoying. The noise can be heard between 7am and 5pm, Monday through Friday except holidays and during a lunchtime break. CEO does not believe it is coming from Hissong as she has been out there and had them shut off all the machinery and turn them back on one at a time and she did not hear the noise.

Don Herson made a motion to authorize the CEO to further investigate the noise that's generated in this particular area of town, including but not limited to, the investigation of individual facilities that may produce this type of noise. And also investigate the ability to get a technical expert and/or noise identifying equipment that would further help determine who or what facility is generating this noise. Kelly Demers seconded the motion, with all voting in favor.

Merry Morning – 382 Goodwins Mills Rd – Map 11 Lot 122 – It was noticed that this year's dates were not listed on the Notice of Decision, so they will be added before it is signed. These still need to be added and will be ready for the next meeting.

Peter & Penny Briggeman – 195 Barkers Pond Rd – Map 14 Lot 039 – Applicants have an existing, unpermitted "floating" deck in the Shoreland. They hired a contractor about four years ago to build the deck and they believed a permit had been pulled for the structure. The deck is considered to be a permanent structure in the shoreland and requires a Site Plan Review / Best Practical Location application, which the applicants have filled out, and a Site Walk. A site walk has been scheduled for Saturday, January 13, 2023, at 10:00am.

Kyle Gassman – 66 Shore Rd – Map 16 Lot 8 – Mr. Gassman couldn't attend this meeting.

Kelly Demers made a motion to table until Mr. Gassman notifies that he is available to attend a meeting. Don Herson seconded the motion, with all voting in favor.

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.

Rustic Dreams – Keith Sevigny – 7 Rabbit Run – Map 12 Lot 007 – A certified letter from the Planning Board was sent to Mr. Sevigny on December 1, 2023, with included an application for a Site Plan Review. No response has been received at this time. An email was sent to Mr. Sevigny on December 26, 2023, no response has been received at this time. The Board stated they have no desire to shut down the business, they are just working to update the permit and the file on the property.

Don Herson made a motion to conduct a Site Plan Review based on lapse of use of over two (2) years and change of use of the property. Kevin Veilleux seconded the motion, with all voting in favor.

Planning Board Workshop – The Board will be holding a workshop meeting on Saturday, January 13, 2024, following the scheduled Site Walk at 195 Barkers Pond Rd, to discuss docks in the Shoreland Zone.

MINUTES:

Planning Board Public Hearing & Meeting Minutes of 12/20/23 were approved, with the revision of Standard #16 for MX207 to include the category "Recreational Facility".

SET NEXT AGENDA:

Brookview Estates – Revised NOD re: escrow

MX207 – Review NOD if ready

Merry Morning – Review and sign revised NOD

Rustic Dreams – Review of original Conditional Use Permit

Kyle Gassman – Removable docks

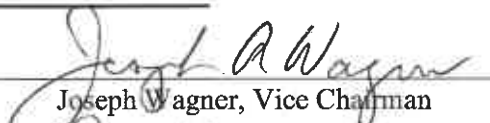
Rodney Tardif – Private road

ADJOURNMENT:

Bill Single made the motion to adjourn at 7:30 PM. Kelly Demers seconded. All voted in favor.

APPROVED DATE: 11/17/24

absent
Roderick Tetu, Chairman


Joseph Wagner, Vice Chairman

absent
Cecile Dupuis, Secretary


Donald Herson


William Single


Kelly Demers


Kevin Veilleux