

MAP # 07 LOT # 103-2A2 DATE 1/17/24 PERMIT# SR \_\_\_\_\_ PMT RECEIVED \_\_\_\_\_ NOD \_\_\_\_\_

above to be filled in by office



**TOWN OF LYMAN PLANNING  
SITE PLAN REVIEW APPLICATION**

For General and Commercial Uses  
11 South Waterboro Road, Lyman Maine 04002  
Telephone: (207) 247-0647 Email: [ceo@lyman-me.gov](mailto:ceo@lyman-me.gov)

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**Owner Information**

Property Owner:

Jeffrey Tardif  
11 Carriage Rd  
Buxton, me 04093

Mailing Address:

Project Address: Duke LN  
Lyman, me

Email: tardifjr@gmail.com

**Point of Contact if Other than the Property Owner**

Note: the person(s) acting as an agent for the property owner must have written authorization from the owner giving permission to act on their behalf

Name: Rodney Tardif

Telephone #: 207-229-2092

Email: Rodneytardif@gmail.com

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**NOTE: THIS APPLICATION MUST BE FILLED OUT IN ITS ENTIRETY, INCLUDING ALL SUBMITTALS OR IT WILL NOT BE ACCEPTED AND WILL BE RETURNED TO THE APPLICANT.**

1. Zoning District: ☐ General Purpose ☒ Residential ☐ Shoreland ☐ Commercial ☐ Mobile Home
2. Purpose for Application:  
☒ Proposal or plans that require Site Plan Review per the Lyman Zoning Ordinance  
☐ Proposal or plans that require Planning Board Approval for Subdivision.
3. Is the property part of an approved subdivision? ☐ yes ☒ no
4. Is the property classified in any of the following (check all that apply)? ☐ Tree Growth ☐ Open Space ☐ Farm & Open Space ☐ Resource Protection
5. Existing use of the property (describe in detail):  
Open Land

6. Proposed Use of the property (Describe and be specific about the plans i.e. type of business, etc.):

Build residential home

7. Lot dimensions (include a sketch): Width \_\_\_\_\_

Depth \_\_\_\_\_

Road Frontage \_\_\_\_\_ Total area \_\_\_\_\_

8. Type of sewerage disposal (include HHE-200 Forms if possible):

Existing \_\_\_\_\_ Proposed \_\_\_\_\_

9. Lot Coverage: Existing % \_\_\_\_\_ Proposed % \_\_\_\_\_

\_\_\_\_\_ ☐

Existing Structures: (dimensions – length and width)

Main structure: \_\_\_\_\_ by \_\_\_\_\_ # of stories \_\_\_\_\_

Garage/shed: \_\_\_\_\_ by \_\_\_\_\_ # of stories \_\_\_\_\_

Other: \_\_\_\_\_ by \_\_\_\_\_ # of stories \_\_\_\_\_

#### 10. SUBMITTALS

a. **FEES:** Please make check payable to the **TOWN OF LYMAN**

**SUBDIVISIONS: \$1,000 application fee plus \$250 per**

**proposed lot**

**ALL OTHERS: \$ 250.00**

b. A copy of the plumbing permit, if applicable. (This includes already installed systems regardless of age)

c. A current copy of the signed property deed(s).

d. A copy of official decisions (or actions pending) of other, state, federal or local officials (site location permit, minimum lot size waiver, Subdivision approval, Conditional Use Permits AND/OR Site Review Approvals, etc.)

e. Site Plan: ILLUSTRATE the following information about the lot and the proposed use of the lot on a SCALE DRAWING ON GRAPH PAPER or a SITE PLAN PREPARED BY A SURVEYOR, ARCHITECT OR ENGINEER.


- Lot dimensions.
- Names of abutting property owners. (This includes any property within 500 feet of the boundary lines including across the street.) Include the name, map and lot number, and mailing address of each abutter, which may be listed separately shall be supplied with the application.
- Location of abutting rights of way, public or private.
- Location of any abutting water bodies, including streams.
- Exact location of existing and proposed buildings, including dimensions and distance of each from nearest lot line(s).
- Location of sewage disposal system and water supply.
- Areas to be cleared, if applicable.
- Erosion control methods and landscaping plans, if applicable.
- Areas of fill, grading, cut or other earth-moving activity.
- Test pit locations, if applicable.

11. **ONSITE:** An onsite inspection (site walk) will be conducted by the Board for each application. If you add to a structure or are building new, you **MUST** have the property and proposed structure(s) **staked out**. This includes boundary lines to abutting properties. ☐

PLEASE SUBMIT A TOTAL OF EIGHT (8) COPIES OF THIS APPLICATION INCLUDING THE ATTACHEMENTS LISTED ABOVE and SIX (6) STANDARD 1" X 2 5/8" MAILING LABELS for the APPLICANT and SIX (6) for the APPLICANT (S) AGENT/CONTRACTOR. ALSO PLEASE SUBMIT TWO (2) SETS OF LABELS WITH ABBUTTERS' NAMES AND ADDRESSES

**NOTE: ALL APPLICANTS WILL BE NOTIFIED IN WRITING AS TO THE TIME AND PLACE THE PLANNING BOARD WILL MEET TO REVIEW YOUR APPLICATION.**

To the best of my (our) knowledge, all information submitted on this application is true and correct. All proposed uses will be in conformance with the application and the Zoning Ordinance(s) of the Town of Lyman.

Signature:  Date: 10/13/23  
(applicant/owner of property and/or Power of Attorney)

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#### SITE PLAN CHECKLIST

8 copies of the following information must be submitted with a complete Site Plan Application

SECTION SUBMITTED APPROVED	DESCRIPTION OF REQUIRED SUBMITTAL
8.3.4	Fee as established by the Board of Selectmen
8.3.5.C	Provide two (2) sets of mailing labels for abutters within 500' of the property. (Include mailing address and map and lot #)
8.3.8	<ol style="list-style-type: none"><li>1. A site plan drawn to scale not smaller than one-inch equals forty feet. (1" = 40')</li><li>2. Name and address of the applicant plus the name of the proposed development.</li><li>3. Total floor area, ground coverage and location of each proposed building, structure, or addition.</li><li>4. Perimeter survey of the parcel, made and certified by a registered land surveyor licensed in Maine, relating to reference points. Plan must show true or magnetic North, a graphic scale, corners of the parcel, date of survey and total acreage.</li><li>5. All existing and proposed setback dimensions.</li><li>6. The size, location, direction, and intensity of illumination of all major outdoor lighting apparatus and signs.</li></ol>



