

TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
February 21, 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 6:00 PM. Noting attendance at the meeting of Planning Board members: Donald Herson, William Single, Kelly Demers and Kevin Veilleux, and Code Enforcement Assistant, Julie Lemieux. Planning Board member Cecile Dupuis was absent. Members of the public in attendance were: Jon Platts, Scott MacDonald, Judy & Richard Huot, and Kyle Gassman.

NEW BUSINESS:

MX207 – 53 Bartletts Bridge Rd – Map 09 Lot 003-1 – Joe Wagner made mention that the Notice of Decision had been written and voted on at a previous meeting and it was on the agenda to be signed.

Brookview Estates Subdivision – Map 1 Lot 12-1 – Nason Property Management had sent a letter to the Planning Board asking for a revision of their Notice of Decision due to problems with obtaining financing from the bank for the required Performance Guarantee. The letter was addressed to the Select Board and a request was made for it to be revised to be addressed to the Planning Board. The revised letter had not been received at this time.

Kelly Demers made a motion to table further discussion until the revised letter has been received and to put it on the agenda for the next meeting. Kevin Veilleux seconded the motion, with all voting in favor.

YMCA Summer Camp – 39 Muscatawa Rd – Map 06 Lot 043 – The Board reviewed the notes from the Site Walk. Bill Single expressed concern for the entrance/exit of the property, especially when pulling out onto South Waterboro Rd, there should be some sort of sign or sandwich boards stating “caution, vehicles entering and exiting the roadway”. Consultation with the town Road Commissioner, Tom Croteau, is encouraged.

A Public Hearing on this will be held on Wednesday, March 6, 2024, at 6:00 pm.

Richard & Judith Huot – 75 Barkers Pond Rd – Map 14 Lot 20 – The Board reviewed the notes from the Site Walk. They asked the Huots to obtain a site plan, as required by the ordinance, drawn at a scale not smaller than 1' = 40', and also to include distance from setbacks. The Huots would like to move the camp back from the water approximately 10 feet and then add a small deck on the front of the building, which would be no closer to the water than the existing building that is approximately 36 feet from the water.

A Public Hearing on this will be held on Wednesday, March 20, 2024, at 6:00 pm.

Kyle Gassman – 66 Shore Rd – Map 16 Lot 008 – Mr. Gassman has a deeded Right of Way for access to the water from his property. He has installed a removable dock, not attached to the land, for his and his neighbors' use. The Department of Environmental Protection oversees docks that are in the water and not attached to the land above the high-water mark, while the town oversees (and requires a permit for) docks that are attached to the land. The Board recommended that Mr. Gassman obtain a letter from the DEP, on their letterhead, stating that the dock doesn't touch the land, that it is a temporary and annually removed structure and therefore the town doesn't have jurisdiction on this issue.

The Board made the decision to draft a letter to the town attorney stating that as they see it they don't have jurisdiction over the dock as it does not touch the shoreline, include correspondence between Code Enforcement Officers and Mr. Gassman, to ask for verification of the Board's interpretation.

Jon Platts – 72 West Shore Dr – Map 21 Lot 011 – Mr. Platts is looking to start a delivery service for Medical Marijuana out of his home, there will be no customers going there, no storefront. His home will have cameras and exterior lighting for security and all products will be in sealed packages. There will be no growing or production on the property. A Home Occupation Application will need to be filled out and the distance from his property to the water needs to be calculated to see if the property is located in the Shoreland.

Change start time for Planning Board Meetings – The Board discussed moving the start time for meetings and public hearings from 6:00pm to 5:30pm.

Kelley Demers made the motion to change the meeting start time beginning with the first meeting in April. Bill Single seconded the motion, with all voting in favor.

Dubois Gravel Pit – 99 Old Kennebunk Rd – Map 04 Lot 062 – Board member, Kevin Veilleux, wrote up a memo thanking them for their cooperation and providing some information regarding further mitigation efforts to reduce the noise coming from the rock crusher.

Kelly Demers made a motion to send the memo under the name of the Lyman Planning Board to Dubois Top Soil & Aggregates to seek further compliance if complaints of noise come up again.

Don Hernon seconded the motion, with all voting in favor.

MINUTES:

Planning Board Meeting Minutes of 2/7/24 were not available for approval.

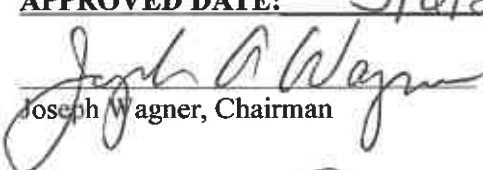
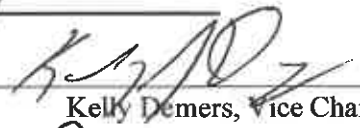
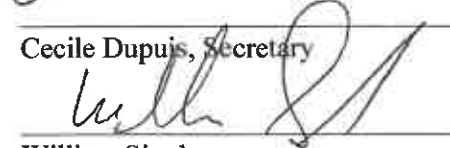

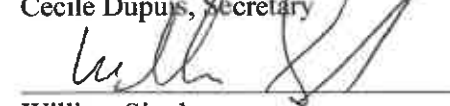
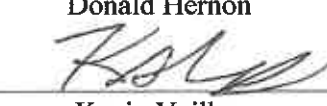
SET NEXT AGENDA:

- Brookview Estates** - Review and sign NOD if ready
- YMCA Summer Camp** – Public Hearing
- Rodney Tardif** – Public Hearing
- On a Plain Brewing** – Outdoor seating
- Marquardt** – Wants to keep existing garage, not tear it down

ADJOURNMENT:

Kelly Demers made the motion to adjourn at 7:31 PM. Don Hernon seconded. All voted in favor.

APPROVED DATE: 3/6/24

 _____ Joseph Wagner, Chairman	 _____ Kelly Demers, Vice Chairman
 _____ Cecile Dupuis, Secretary	 _____ Donald Hernon
 _____ William Single	 _____ Kevin Veilleux