

**TOWN OF LYMAN**  
**PLANNING BOARD MEETING MINUTES**  
**February 7, 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, Cecile Dupuis and Kevin Veilleux, and Code Enforcement Assistant, Julie Lemieux. Planning Board member Kelly Demers was absent. Members of the public in attendance were: Richard & Judy Huot, Rodney & Jenn Tardif, Josh Nason, Matthew Ouellette, John Wasileski, Andy Orazo, Jeff Tardif, and Josh Martino.

**NEW BUSINESS:**

**Cecile Dupuis** was acknowledged as a regular member, having been approved by the Select Board at their last meeting to fill the vacancy.

**MX207 – 53 Bartletts Bridge Rd – Map 09 Lot 003-1** – Joe Wagner made a motion to table review of the Notice of Decision until the next meeting.

**Eileen Kelly – Town Health Officer** – Eileen introduced herself to the Board, gave a brief overview of what her duties as the Town Health Officer are, and she gave some background and experience.

**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. The Board reviewed the notes from the Site Walk held on January 27, 2024, and discussed the Town of Lyman road standards. Mr. Tardif has been upgrading a wood road to access his property and would like it accepted as a private road to obtain the necessary road frontage to build a home. The Board suggested Mr. Tardif speak with the Town Road Commissioner, Tom Croteau, and request a written waiver for the base gravel he has already installed, with a list of the particulars on what has already been done and materials used and have Mr. Croteau to review and get his concurrence that it is adequate for the situation.

The Board scheduled a Public Hearing for Wednesday, March 6, 2024, at 6:00 pm.

**YMCA Summer Camp – 39 Muscatawa Rd – Map 06 Lot 043** – Andy Orazio, from the Sanford/Springvale YMCA, explained their plans to run a summer day camp on the property owned by John Wasileski. This will be a day camp only, run similarly to their program at Bunganut Park. All the safety and risk management protocols will be in place and the waterfront and swimming area will be well defined and guarded. A pilot program was run last July for one week with about 35 kids per day that went very well. This year they are anticipating 60 kids per day.

The Board set a Site Walk for Saturday, February 17, 2024, at 10:00 am. A Public Hearing is scheduled for Wednesday, March 6, 2024, at 6:00 pm.

**Richard & Judith Huot – 75 Barkers Pond Rd – Map 14 Lot 20** – Mr. Huot explained his plan to demo and rebuild a seasonal home in the same location. The current structure is about 40 feet from the water and can't go back farther due to the placement of the septic tank.

The Board set a Site Walk for Saturday, February 17, 2024, at 11:00 am.

**Josh Martino – 331 Brock Rd – Map 01 Lot 005** – Mr. Martino came in to discuss his plans to build cottages for weekend stays mainly during the summer on his property on Brock Rd. He has submitted a topographic survey. The plan is for small cabins with a kitchen, bathroom, water, and electricity. The plan is to start small with a couple of cabins and expand as interest grows.

The Board encouraged Mr. Martino to reach out to the DEP to see what portion of the property is buildable as it has some wetlands, a couple of small ponds, and some vernal pools.

**Brookview Estates Subdivision – Map 1 Lot 12-1** – Mr. Nason came to speak to the Board about having the Notice of Decision revised for his bank to approve of the escrow check to the town. The Board agreed to revise the NOD with a new starting date provided that Mr. Nason sends a written statement of why he is requesting the revision.

**Dubois Gravel Pit – 99 Old Kennebunk Rd – Map 04 Lot 062** – The noise that was coming from the Dubois Pit has receded and the only reports from a couple of the neighbors stated they haven't been hearing the humming noise.

**MINUTES:**

Planning Board Meeting Minutes of 1/17/24 were approved.

**SET NEXT AGENDA:**

**MX207** – Review and sign NOD

**Brookview Estates** - Review and sign NOD if ready.

**YMCA Summer Camp** – Review Site Walk notes.

**Richard & Judith Huoy** – Review Site Walk notes.

**Kyle Gassman** – Removable docks

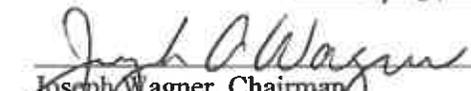
**Change in meeting start time**

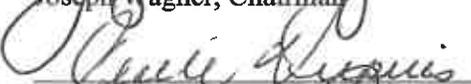
Don Hernon made a motion to accept the 2/7/24 Meeting Agenda as proposed. Cecile Dupuis seconded the motion, with all voting in favor.

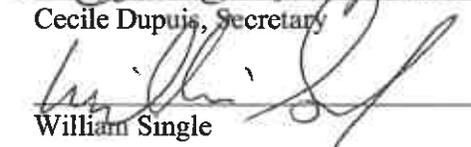
**ADJOURNMENT:**

Bill Single made the motion to adjourn at 7:25 PM. Cecile Dupuis seconded. All voted in favor.

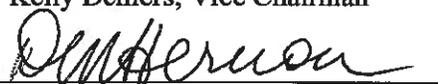
**APPROVED DATE:** 3/16/24

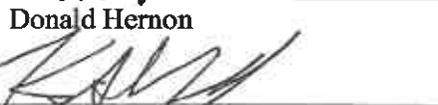
  
Joseph Wagner, Chairman

  
Cecile Dupuis, Secretary

  
William Single

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Kelly Demers, Vice Chairman

  
Donald Hernon

  
Kevin Veilleux