

TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES
May 1, 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 5:30 PM. Noting attendance at the meeting of Planning Board members: Donald Hernon, William Single, Cecile Dupuis, Kelly Demers, and Kevin Veilleux, and Code Enforcement Assistant, Julie Lemieux. Members of the public in attendance were: Evelyn Lord, Judy Morin, Steve Joyce, and Pat Littlefield.

NEW BUSINESS:

Marc Lapointe – 212 Wadleigh Pond Rd – Map 26 Lot 027 – Mr. Lapointe called the code office to say he was not ready at this time for his project, but will let the Board know when he is ready to construct his deck.

Judy Morin / Steve Joyce – J Jacques LLC – 1 S Waterboro Rd – Map 13 Lot 12 – Kelly Demers publicly stated that he has known Mr. Joyce for a number of years and belongs to at least two organizations with him and will recuse himself from any voting during these proceedings for this project.

Mr. Joyce explained there are three sections of the building: the original church, a large open space, and three or four offices. The church would be used by some small congregations in the area that are looking for a place to meet. The large open space would be used for yoga, Pilates, and other fitness activities would be held. There are three or four offices that would be used for health coaching, massages, and other wellness-related meetings.

The Board reviewed the Site Plan Checklist and asked for a couple missing items that are required before the project can be completed.

A Site Walk is set for Saturday, May 11, 2024, at 10:00 am.

A Public Hearing is set for Wednesday, June 5, 2024, at 5:30 pm.

Jimmy Thyng – Clarks Woods Rd – Map 11 Lot 014 – New CEO is looking into this further, with assistance from the interim CEOs, and will speak with Jimmy / put back on agenda in the future if needed.

Subdivision Performance Guaranty - The Board reviewed the different ways in which other municipalities allow for the Performance Guaranty: a letter of credit, a bond, or a bank check to be put in a town escrow account. The Board will consult with the Town Manager and/or the Town Treasurer for their input in the wording of the proposed change.

A Public hearing is set for Wednesday, June 5, 2024, at 5:30 pm.

MINUTES:

Planning Board Meeting Minutes of 4/17/24 were approved.

SET NEXT AGENDA:

J. Jacques LLC – 1 S Waterboro Rd – Review Site Walk notes

Keri-Ann Johnson – Former Ashley's restaurant / proposed renovations

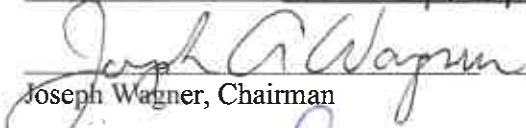
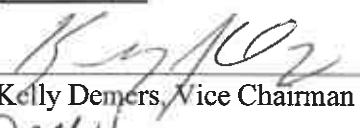

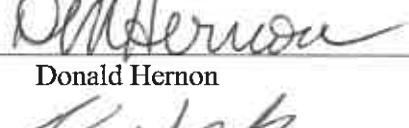
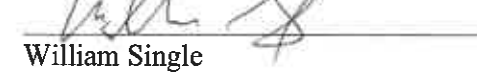

Subdivision Performance Guarantee

Harper Subdivision – Discuss subdivision road requirements

ADJOURNMENT:

Kelly Demers made the motion to adjourn at 7:06 PM. Kevin Veilleux seconded. All voted in favor.

APPROVED DATE: 5/15/24

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