

TOWN OF LYMAN
PLANNING BOARD PUBLIC HEARING MINUTES
March 6, 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.

PUBLIC HEARING: Chairman Joseph Wagner noted that due to technical difficulties, the Public Hearing could not be recorded or broadcast on YouTube. Therefore, it would be postponed until the next scheduled Planning Board meeting on Wednesday, March 20, 2024. Mr. Wagner would allow for a question-and-answer session in case any members of the public in attendance would not be able to be at the next meeting.

Attendance at the Public Hearing included Planning Board members: Cecile Dupuis, Donald Hemon, William Single, Kevin Veilleux, and Kelly Demers, Code Enforcement Assistant Julie Lemieux. Members of the public in attendance were: Jennifer Tardif, Rodney Tardif, Karen Kane, Jerry Kane, Ralph Murray, Erik Murray, Jim Littlefield, Matthew Ouellette, Deborah Littlefield, Phil & Laurie Gendron, Kathy & Steve Stearns, Bruce & Paulette Libby, and Thomas & Jocelyn Lachance.

DISCUSSION:

The Planning Board held an informal Question-and-Answer session to allow for the public to ask questions on the applications of Rodney Tardif to build a private road off Duke Lane to have the required road frontage to build their home and on the application of the Sanford/Springvale YMCA to operate a day camp at 39 Muscatawa Road.

Rodney Tardif

Q – Would you have to have some sort of a water system, like a pond?

A – It's not a full-blown development, so no I don't believe so.

Q – Your road is off Duke Lane?

A – Yes, off Duke Lane.

Q – What's the shape of Duke Lane?

A – Right now it's horrible.

I went up there to see today, and it's worse than a roller coaster with the potholes.

I remember it from the Site Walk and I would suggest that for your road, even though it might not have the correct gravel, is a lot better than Duke Lane.

Pretty much every road in Lyman right now is built with bank run gravel.

The Road Commissioner was there at the Site Walk and said the condition of what you've built is far superior to Duke Lane, and we do have an email from him that reads "I do approve of the road for the 2 houses off Duke Lane for Jennifer and Rodney Tardif. Road Commissioner, Thomas Croteau"

Sanford/Springvale YMCA

Matthew Ouellette, the Youth Development Director for the Sanford/Springvale YMCA, introduced himself to everyone and gave a brief description of what the plans for the summer day camp would look like. The YMCA is looking to have a partnership with the landowner at 39 Muscatawa. And through years of conversations and lots of thoughts, thinking, and talking and we would like to get that property at certain times throughout the summer, at this point in time for two weeks, back to its original use – it used to be a large residential Girl Scout camp. We are looking to bring some summer camp life back to that property. This summer we are looking to run two weeks of programming, Monday through Friday, between 8:00am and 4:30pm. The camp is offered to middle school students in grades 6, 7 and 8 throughout southern York County.

We are offering a series of specialty camps: An art camp where 75% of their day will be spent engaged in mediums of art from pottery to watercolors to performance arts and we have a tremendous staff that comes with a variety of experience and expertise. Another offering will be for STEAM (science, technology, and math) where 75% of their time is focusing on those topics. Last year they built solar cars, solar powered fans, learned about the power of the sun and what we can do with solar energy, they also made ovens out of cardboard boxes and tinfoil to cook grilled cheese sandwiches. The third offering is more of an outdoor adventure camp, some of it very similar to what the Boy Scouts and Girl Scouts might do outdoors; learning how to build Adirondak shelters, knot tying, fishing, planning what to pack for a hike, as well as paddleboarding, canoeing, and basic and intermediate water sports.

Campers will be dropped off at the YMCA in Sanford and board a bus to be brought to the property. At the end of the day, they will board a bus and ride back to the YMCA to be picked up to go home. Last year we ran a one-week pilot program that went very well. We will take all of the typical YMCA safety precautions and procedures that we take at any of our camp programs. We have multiple lifeguards on duty, swim instructors, and staff engaged with the kids during water play.

Joe Wagner read a list of questions that had been emailed for Mr. Ouellette to answer.

Q - Number of campers proposed?

A – This summer we would like to have 20 kids enrolled in each of those three camps for a total of 60 kids this summer.

Q – Ages

A – Kids entering sixth grade through entering eighth grade, so ages 11 to 13.

Q - Ratio of adults to kids?

A – This is mandated by the State of Maine’s licensing program for summer camps, so the ratio for that age group is one to ten.

Q – Days of the week and time of day?

A – We would operate Monday through Friday approximately between the hours of 8:30am and 4:00pm.

Q - Duration of camp, how many weeks?

A – This summer we would like to offer it for two weeks.

Q - Will you be using the beach?

A – The swimming area, yes. We will have periods of our day where campers are engaged both in recreational swimming as well as basics of paddle sports, plus an abundance of staff.

Q – Safety precautions for that activity?

A – We have lifeguards on duty as well as instructors for each of those activities involving paddle sports. So closer to a one to six ratio for the water sports.

Q - Area – will it be roped off for visibility, there is considerable boating and water skiing at our end of the lake.

A – The property has a cove that sets back from the main portion of Kennebunk Pond, so we will use fluorescent colored pool noodles and nylon rope to mark the swimming area that kids are only allowed to be in.

Q- Waste and recycling, presumably there will be meals, paper, food, bottles, cans. Waste attracts animals not always desirable where there are homes and pets?

A – We will bring in porta-pottys for our campers to access. All of the trash and recycling will be put into dumpsters with covers that are onsite, and they get emptied weekly.

Q - Boating – will they have canoes, kayaks or other floating devices. If there is considerable boating traffic it will make a difference in an area already cluttered with several islands and numerous rocks. If boats are used in other waters, not just our lake, what is the risk of invasive plant issues?

A – We will be doing some canoeing, kayaking, and paddleboarding, and fortunately those boats have only been used in Kennebunk Pond.

Q - Environmental – we have loons and eagles nesting, generally we have a heron who is easily frightened by noise and moves location?

A – Given the size of the property, approximately 50 acres, we have the ability to spread the campers out throughout the camp day so the noise should be very low except when we are on the water.

Q - Traffic – how will the campers come and go? Presumably bus and they will use Muscatawa but the South Waterboro Rd is a nightmare traffic wise?

A – Campers will be bused from the YMCA to Lyman, and out drop off and pick up time seems to be just after and just before any typical rush-hour traffic. We will be looking at putting out sandwich boards to warn traffic of the bus entering and exiting and we will be contacting the town road commissioner for his input as well.

Q – Regarding busing, will you be coming down Route 111 to Kennebunk Pond Road and back out that way or through Waterboro?

A – We will be coming through Waterboro; the bus drivers find the turn onto Muscatawa easier that way.

Q – Will the watersports, paddle activities, be limited to the small cove or will they be branching out further into the north cove?

A – Boating will be in the cove at first, once they are more familiar, they will come out of the cove and head into the small cove to the right staying along the shoreline.

Q – During that activity, would they always have instructors?

A – Absolutely.

Q – In regard to the invasive species, I would suggest and request that you make that part of the curriculum – it's a major concern and anything that goes in and out of a body of water needs to be cleaned and dried.

A – That's a great idea.

Q – What's the ultimate goal for this program? Do you want to be a full summer program, or will a couple weeks suffice?

A – For now we are looking at just a couple weeks, but in the future we may want to grow to four or five weeks.

Q – Is in the same group of kids for both weeks or different kids each week?

A – We would never tell a family that came week one that they can't come back week two, but with the understanding that some of the lessons will be repetitive. In that case we might invite that person to be a junior counselor to start to develop some leadership skills.

Q – What month or two-week period are you talking about?

A – Two weeks in late July.

Q – I would like to see care of the loons, herons, and eagles as part of the camper's education.

A – That would be tremendous.

Q – I know you said you had porta pottys, we do water sampling every year, is there some way to impress upon the campers to use them?

A – Water testing and caring for the water is all part of the outdoor education and ecology and protection of our outdoors.

Q – In talking about invasive plants, this would be a perfect opportunity to talk to the young people about that.

A – We will look for experts and add this to our curriculum.

Q – It was mentioned that you would be using the beach, this isn't the public beach on Kennebunk Pond Road?

A – No, we will be the swimming area that's on the property.

Q – Will all three camps you described be running at the same time?

A – Yes, congruently during the same week.

Q – So you're talking 60 plus people?

A – Ideally, we would love to have 60 campers enrolled, so with that one to ten ratio it would be around 75 people.

Q – Will you be giving Lyman kids a discount?

A – We have an internal scholarship program for all families regardless of the town they live in. If the cost is too great for a family, we encourage them to apply for the scholarship. The Sanford/Springvale Fish & Game is passionate about getting kids out into the woods, and on the lakes, rivers, and ponds in Maine. And they have been sponsoring, through a donation, to allow kids to attend this camp.

Q – At the camp you are running on Bunganut – are there any motorized water activities there? Do you think there will possibly be any on Kennebunk Pond?

A – No, that’s a level of risk and coordination we aren’t interested in getting into. We would much rather engage them in human powered boating.

Q – For comparison, what do you usually have for the number of people at the Bunganut program?

A – Day to day we are at around 100 campers with an additional 20 or so staff – so around 120 to 125 people.

Q – For reference, Bunganut Park is around 100 acres and only about 25% of that is utilized.

Q – If this is approved this year, does that carry forward?

A – Yes.

Q – For eternity, within reason?

A – Yes, unless there is a change in the approved use.

Q – So if it’s approved for two weeks and 60 students, that’s what is allowed in the future unless they come back and get approval for more?

A – Right.

Q – That assumes the property owner would continue to allow it?

A – Yes.

Q – What is the relationship there?

A – The property owner is a wonderful friend of ours and an amazing ambassador of the YMCA and children’s programs.

There was no further public comment.

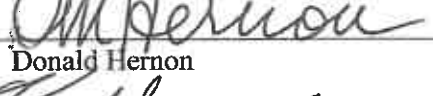
To follow procedure, in two weeks we will have the formal Public Hearing.

APPROVED DATE: 3/20/2024


Joseph Wagner, Chairman


Kelly Demers, Vice Chairman


Cecile Dupuis, Secretary


Donald Hernon


William Single


Kevin Veilleux

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REGULAR MEETING CALL TO ORDER: Chairman Joseph Wagner called the Meeting to order at 6:53 PM. Noting attendance at the meeting of Planning Board members: Cecile Dupuis, Donald Hernon, William Single, Kevin Veilleux, and Kelly Demers, Code Enforcement Assistant Julie Lemieux. Members of the public in attendance were: Jennifer Tardif, Rodney Tardif, Karen Kane, Jerry Kane, Ralph Murray, Erik Murray, Jim Littlefield, Matthew Ouellette, Deborah Littlefield, Phil & Laurie Gendron, Kathy & Steve Stearns, Bruce & Paulette Libby, and Thomas & Jocelyn Lachance.

NEW BUSINESS:

Rodney Tardif – Duke Ln – Map 7 Lot 103-2A2 1 – proposal to build a private way off Duke Lane to attain the required road frontage for his property to build a home. Mr. Demers moved to table the issue until the March 20, 2024, Planning Board meeting; Mrs. Dupuis seconded; all voted in favor.

YMCA Summer Camp – 39 Muscatawa Rd – Map 06 Lot 043 – proposal for the YMCA to operate a summer day camp on the property owned by John Wasileski, similar to their program at Bunganut Park. Mr. Demers moved to table the issue until the March 20, 2024, Planning Board meeting; Mrs. Dupuis seconded; all voted in favor.

Brookview Estates subdivision – Map 1 Lot 12-1 – Notice of Decision amendment setting a 45-day extension from March 6, 2024 for the submission of a check into an escrow account to cover the Performance Guaranty requirement. Mrs. Dupuis moved to approve the extension, Mr. Demers seconded; all voted in favor. During discussion it was suggested that Planning Board members look into the Performance Guaranty requirements of other towns such as Westbrook to consider if the Lyman requirement may be in need of revision. Road requirements in the Lyman Subdivision Regulations may also need clarification.

On a Plain Brewing – 347 Hill Rd – Map 11 Lot 137A – Mr. Dudevior requested the Board to review his Notice of Decision to confirm it includes outdoor seating. Mr. Demers moved to table the issue until the March 20, 2024, Planning Board meeting; Mr. Veilleux seconded; all voted in favor.

Danielle Marquardt – 49 Shore Rd – Map 16 Lot 045 – Review Notice of Decision and discuss decision regarding existing garage being rebuilt instead of removed. Mr. Tom LaChance explained the situation, stating that the removal of paving from the site plan allowed for the re-construction of the garage on its original footprint, the lot coverage with structures would still be within the Shoreland Zone limit.

Mr. Demers moved to acknowledge that the re-construction of the garage was within Shoreland Zone requirements and in keeping with the original Notice of Decision, Mr. Hernon seconded; all voted in favor.

MINUTES:

Planning Board Meeting Minutes of 2/7/24; Mr. Hernon moved to approve, Mrs. Dupuis seconded, all voted in favor.’

Planning Board Meeting Minutes of 2/21/24; Mr. Demers moved to approve, Mr. Hernon seconded, all voted in favor

OLD BUSINESS:

Harper Residential Subdivision – applicant is working on solution to discontinued road issue.

Issue of temporary dock not connected to shore accessible via a right of way to be referred to the town Manager, requesting guidance from Town Counsel

Building permit question regarding property adjacent to 75 Barker’s Pond Road

Request to Town Manager to post on town website and at transfer station the PSA regarding docks

Concern expressed by owner/operator of MX207 that removal of trees at adjacent Gorham Sand and Gravel location may lead to complaints of noise from his facility; research into permission for this activity will be pursued

Martino – cabins on Brock Road – still awaiting guidance from State DEP

Briggman – future consultation with Code Enforcement Office on removal of shoreland dock

Maxon – still no reply from Army Corps of Engineers on guidance for remedial work on their property on Cottage; suggestion made to consult with SMDPC

Platts – home occupation permit submitted

Dubois – letter suggesting further noise mitigation measures sent

Rustic Dreams – Town Manager informed Planning Board Chair that upcoming renewal of the venue liquor license would result in electrical and fire and safety inspections; it was noted that there was a break in continuity of the Conditional Use Permit originally issued to Westleigh

SET NEXT AGENDA:

Agenda for the public hearings and next meeting for March 20, 2024 set and approved.

Huot - Public Hearing *

Tardif – Rescheduled Public Hearing *

YMCA – Rescheduled Public Hearing *

*Discussion to follow during the Planning Board meeting

On a Plain Brewing – Eric Dubevoir

NOTE: beginning in April, regularly scheduled Planning Board meetings will begin at 5:30PM

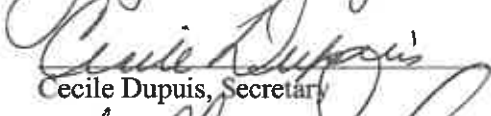
ADJOURNMENT:

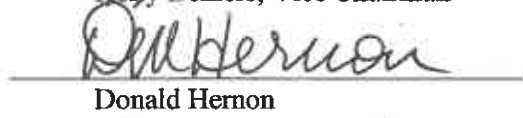
Kelly Demers made the motion to adjourn at 7:50 PM. Kevin Veilleux seconded. All voted in favor.

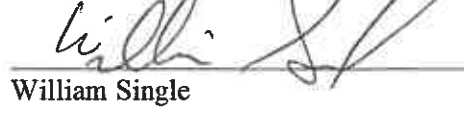
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Joseph Wagner, Chairman


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