

MAP # 13 LOT # 12 DATE 4-16-24 PERMIT# SR 24-004 PMT RECEIVED APR 16 2024 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

Owner Information

Property Owner: J. Jacques LLC
Mailing Address: 3 Congo Ellis Ave Saco
Project Address: 1 So. Waterboro Rd
Email: judy.martin@icloud.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: Steven Joyce
Telephone #: 207-205-0379
Email: smjoyce@gwi.net

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): vacant church, classrooms, administration offices

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

7. Lot dimensions (include a sketch): Width 153' Depth 240'
Road Frontage 325' Total area 0.65 acres (approx.)

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

9. Lot Coverage: Existing % 15 Proposed % 15

Existing Structures: (dimensions – length and width)

Main structure: 32 by 48 # of stories _____ Garage/shed: 8 by 10 # of stories _____

Other: 30 by 48 # of stories _____

22 by 30 Approx 3800 ft² total

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: Judy Morin Date: 4-16-24
(applicant/owner of property and/or Power of Attorney)

J. Jacques LLC
1 So. Waterboro Rd
Lyman, Maine

Question #6 Proposed Use of Property:

1. Use of the hall structure for yoga, pilates , and personal treatment rooms (ie. massage, reflexology, wellness coaching, etc.)
2. Use of original church structure by newly created church and/or small congregation seeking a suitable home.
3. Other available space for groups such as Lyman Historical Society, Goodwins Mills Cemetery Association, etc.

After recording return to:

J. Jacques, LLC
3 Camp Ellis Ave
Saco, ME 04072

(space above reserved for recording information)

TRUSTEE'S DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That **Peter M. Heynen**, Trustee of the **Peter M. Heynen Revocable Trust dated July 20, 2022**, a **Florida intervivos Trust**, with a mailing address of 238 Lakeshore Drive, Merritt Islane, Florida 32953, by the power conferred by law, and every other power, for consideration paid, grant to **J. Jacques, LLC**, a Maine Limited Liability Company, having a mailing address of 3 Camp Ellis Ave., Saco, Maine 04072, the land with the improvements thereon in the Town of Lyman in the County of York and State of Maine, described as follows:

Parcel One

A certain lot or parcel of land with the buildings and improvements thereon situated in Goodwins Mill, in the Town of Lyman, Maine, at the junction of the road leading from Jackson School House to Goodwins Mills (now called Goodwins Mills Road); and the road leading from Biddeford to Waterboro (now called South Waterboro Road), and bounded thus:

Beginning at a stone post twenty-four feet northeast from an elm tree by the Highway leading from Jackson School to Goodwins Mills;

Thence running northwesterly six rods and seventeen links to a stone;

Thence at about a right angle southwesterly six rods an to the Highway leading from South Waterboro to Biddeford;

Thence by said Highway to the first mentioned Highway; and

Thence northeasterly by said highway to the stone post first mentioned.

Parcel Two

A certain triangular lot or parcel of land situated in Goodwins Mills Village in the Town of Lyman, bounded and described as follows:

Beginning at a stone bound set in the sound at the Northerly corner of the original Baptist

Church Lot, it being also the Easterly corner of a lot of land conveyed by Louise H. Bowe to said Church by deed dated April 21, 1947 and recorded in York Registry of Deeds in Book 1089, Page 593;

Thence North sixty-one degrees eight minutes West (N 61° 08' W) by said land conveyed by said Bowe to said Church on April 21, 1947, one hundred forty and sixteen hundredths (140.16) feet to a stone bound set in the ground;

Thence Northeasterly by remaining land, now or formerly of Louise H. Bowe, and in the prolongation of the line of the Northwesterly side of said lot if produced Northeasterly thirty-five said seventy-one hundredths (35.71) feet to an iron pipe driven into the ground;

Thence South forty-six degrees twenty-five minutes East (S 46° 25' E) by remaining land, now or formerly of Louise H. Bowe, one hundred thirty-eight and eighty hundredths (138.80) feet to the point of beginning.

Parcel Three

A certain lot or parcel of land together with the buildings and improvements thereon situated in said Lyman and being located on the northerly side of the road leading from Route #35 to Deer Hill, so-called, and known as the Back Road, and bounded and described as follows:

Beginning at a stone post on the said Back Road, so-called (being the South Waterboro Road), at the southwest corner of the Meeting House Lot, so-called, formerly owned and occupied by The First Baptist Church of Lyman and being Parcel One herein;

Thence in a northeasterly direction by said Meeting House Lot and other land now or formerly of Louise H. Bowe, one hundred (110) feet to a stone post set in the ground;

Thence turning and running by land now or formerly of Louise H. Bowe, in a northwesterly direction one hundred thirty (130) feet to another stone post;

Thence turning and running by land now or formerly of Louise H. Bowe in southwesterly direction one hundred ten (110) feet to a stone post and the Back Road, so-called;

Thence by said Back Road one hundred thirty (130) feet in a southeasterly direction to the point begun at.

Being the same premises conveyed to Peter M. Heynen, Trustee of the Peter M. Heynen Revocable Trust by virtue of a deed from Peter M. Heynen and Gail M. Heynen dated December 16, 2022 and recorded in York Registry of Deeds in Book 19196, Page 180.

WITNESS my hand this 17th day of August, 2005.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Peter M. Heynen Revocable Trust

Kathleen Mays
Witness

By: [Signature]
Peter M. Heynen, its Trustee duly authorized

Witness

STATE OF MAINE
COUNTY OF YORK

August 17, 2023

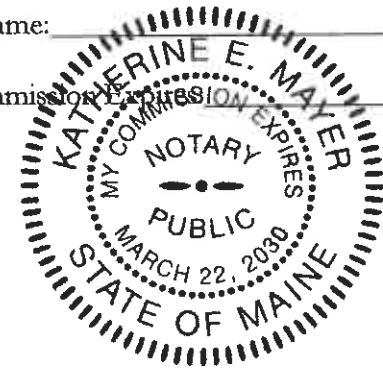
Personally appeared the above named Peter M. Heynen, Trustee of the Peter M. Heynen Revocable Trust dated July 20, 2022, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Trust.

Before me,

Kathleen Mays
Notary Public

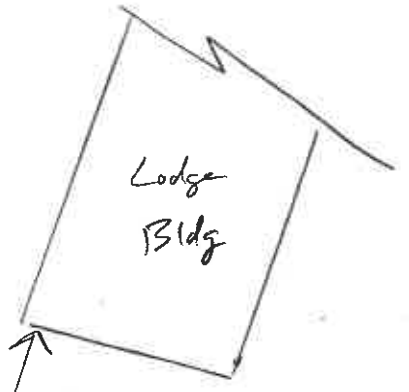
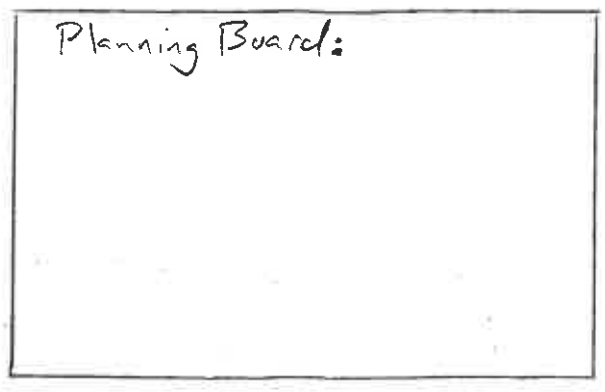
Print Name: _____

My Commission Expires _____



Shared/apps/rah/joycc,s&Morin,J17008.002/trusteedeed/km

J. Jacques LLC
1 So. Waterboro Rd



Town Hall Bldg
110' away

Abutter: Arion Masonic Lodge

Abutter:
Town of Lyman 153'

moveable shed
To be relocated

1 1/2 story wood structure w/ concrete foundation

Septic

paved drive

Route 85' 35'

Abutter:
Goodwins Mills Cemetery Association

Sidewalk

Sidewalk

South Waterboro Road

Abutter:
Andrew Jordan

Abutter:
432 Goodwins Mills Rd
LUCY

Abutter:
Barbara Hill

Scale: 1 inch = 22 ft

