

RECEIVED

JUN 05 2024

Received  
Date:

Date of Application: 5/15/24 Map \_\_\_\_\_ Lot \_\_\_\_\_

TOWN OF LYMAN  
PLANNING BOARD SITE REVIEW APPLICATION  
FOR GENERAL AND COMMERCIAL USES

11 South Waterboro Road  
Lyman, ME 04002  
(207) 499-7562 ext. 17 or CEO at ext. 15

1. A. Name of Applicant: Encompass Jay LLC  
Mailing address: 58 Shore Rd.  
Lyman  
Telephone #: 207 400 1167  
E-Mail Address: kerianjohnson17@gmail.com

B. Name of Person Representing Applicant (if applicable):  
Kerian Blaine Johnson  
Mailing address: 58 Shore Rd.  
Lyman  
Telephone #: same as above  
E-Mail Address: \_\_\_\_\_

**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.**

2. Location of Property: Map 12 Lot 8-1  
(as per Lyman Tax Maps)  
2a. Address of Property: 1301 & 1303 Alfred Rd Lyman

3. Check appropriate zone: (see zoning maps for determination)

- General Purpose
- Rural Residential
- Commercial/Residential

4. Reason for Application: (check whichever is applicable)

- Proposal or plans require Site Review Permit as per Lyman Zoning Ordinance

\_\_\_\_\_ Proposal or plans require Planning Board approval for Subdivision  
4a. Is the property part of a subdivision: (Circle One)

YES

NO

4b. Is the property classified in Tree Growth, Open Space, Farm & Open Space or Resource Protection?  
Please Specify No

5. Existing use of Property: (Describe in detail)

1301 Residential Home  
1303 proposed meadery

6. Proposed use of the Property: (Describe and be specific about your plans ie: type of business, etc.)

1301 remains a rental home  
1303 to offer pup tables, refrigeration  
3 bay sink & hand sink to small batch  
Craft Brew & Pig Pies BBQ. Would like permission to  
have 1-2 more, food truck/trailer or  
cart to pop up or joint location.

7. Lot dimensions: (INCLUDE A SKETCH)

Width: 183.18'  
Depth: 227'  
Total Area: 40,800 sq. ft. 0.83 acres  
Road Frontage: \_\_\_\_\_

8. Type of Sewerage Disposal: (Include HHE-200 Forms if possible)

Existing: on file

Proposed: \_\_\_\_\_

9. Total percentage of lot to be occupied by structures(s) 30 %  
(see definition section of ordinance)

10. Structure(s) exterior dimensions (length and width)

Main structure	by _____	# of stories	<u>1</u>
Garage/Shed	by _____	# of stories	_____
Other	by _____	# of stories	_____

on file with the meadery proposal.

610 sq. ft.

uses  
would fall  
under  
A, mm

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

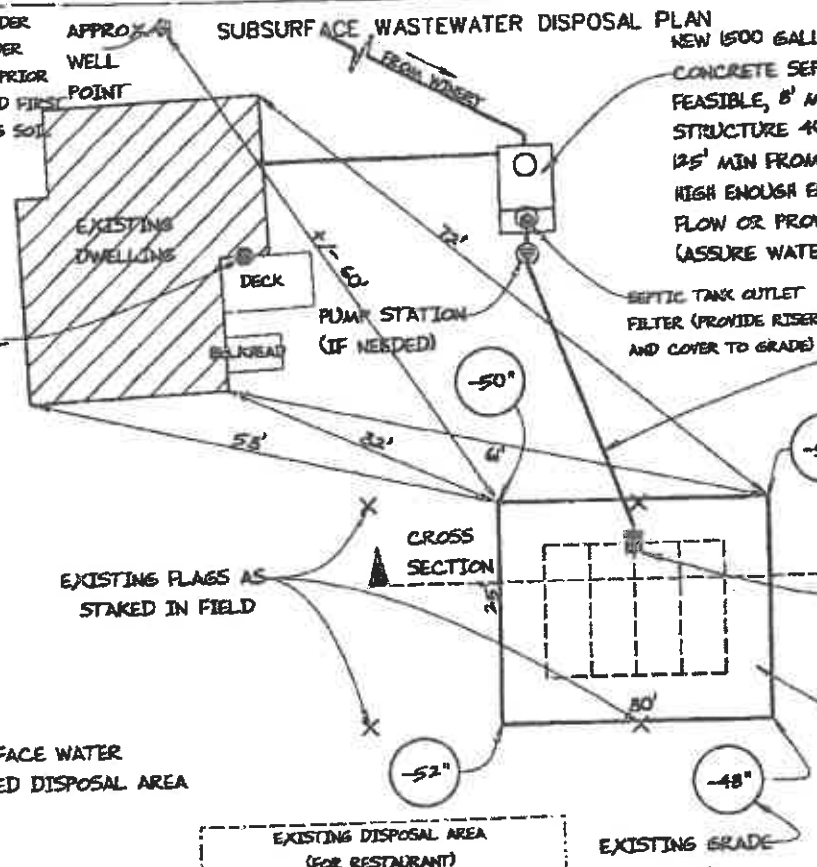
Department of Health and Human Services  
 Division of Environmental Health  
 (207) 287-2070 FAX (207) 287-4172

Town, City, Plantation  
**LYMAN**

Street, Road, Subdivision  
**1301 ALFRED ROAD**

Owner's Name  
**ROSE CALLAN**

NOTE: THOROUGHLY SCARIFY UNDER ENTIRE DISPOSAL FIELD, SHOULDER AREA, & FILL EXTENSION AREA PRIOR TO FILL PLACEMENT, THEN BLEND FIRST 6" LIFT OF FILL INTO EXISTING SOIL SURFACE TO PROMOTE MIXING



SCALE 1" = 20' FT.

NEW 1500 GALLON DUAL-COMPARTMENT CONCRETE SEPTIC TANK LOCATE WHERE FEASIBLE, 8' MIN FROM BUILDINGS STRUCTURE 40' MIN FROM WELL POINT 125' MIN FROM PUBLIC WELL, SET AT HIGH ENOUGH ELEVATION TO ASSURE GRAVITY FLOW OR PROVIDE PUMP STATION (ASSURE WATER TIGHTNESS)

SEPTIC TANK OUTLET FILTER (PROVIDE RISER AND COVER TO GRADE)

IF PUMPING USE 1 1/2" TO 2" DIA. EFFLUENT LINE BURIED BELOW FROST OR INSULATE TO PROTECT FROM FREEZING OR IF GRAVITY FLOW USE 4" DIA SDR18 SOLID PVC (ASSURE WATERTIGHTNESS)

DISTRIBUTION BOX (BOTTOM FEED IF PUMPING) INSULATE PER CODE

PROPOSED DISPOSAL AREA (35' x 25' STONE BED)

APPROX. PROPERTY LINE (VERIFY TO ASSURE PROPER SETBACKS)

ERP: TOP OF DOOR SILL

EXISTING FLAGS AS STAKED IN FIELD

NOTE: PROVIDE FOR SURFACE WATER RUNOFF AROUND PROPOSED DISPOSAL AREA



EXISTING DISPOSAL AREA (FOR RESTAURANT) CONCRETE CHAMBERS

EXISTING GRADE AT CORNER

## FILL REQUIREMENTS

Depth of Fill (Upslope) = 0"  
 Depth of Fill (Downslope) = 0"  
 DEPTHS AT CROSS-SECTION: (shown below)

## CONSTRUCTION ELEVATIONS

Finished Grade Elevation  
 Top of Distribution Pipe or Proprietary Device  
 Bottom of Disposal Area

SEE  
 DETAIL  
 BELOW

## ELEVATION REFERENCE POINT

Location & Description  
 TOP OF DOOR SILL  
 Reference Elevation is: 0.0' or

SCALE:  
 VERTICAL: 1" = 5 FT  
 HORIZONTAL: 1" = 5 FT

## DISPOSAL AREA CROSS SECTION

30'

GRAVELLY COARSE SAND

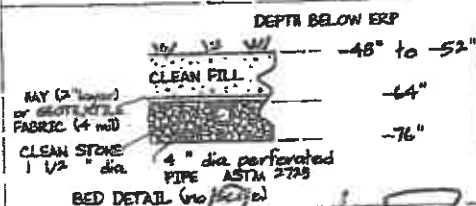
EXISTING GRADE

EXISTING GRADE

SCARIFY (SEE NOTE ABOVE)

4" PERFORATED PVC PIPE

1/2 INCH CLEAN CRUSHED STONE



Site Evaluator Signature

352  
 SE \*

Date

Page 3 of 3  
 HE-200 Rev. 02/11

# SURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health and Human Services  
Division of Environmental Health  
(207) 287-2070 FAX (207) 287-4172

City, Plantation  
**LYMAN**

Street, Road Subdivision  
**1301 ALFRED ROAD**

Owner's Name  
**ROSE CALLAN**

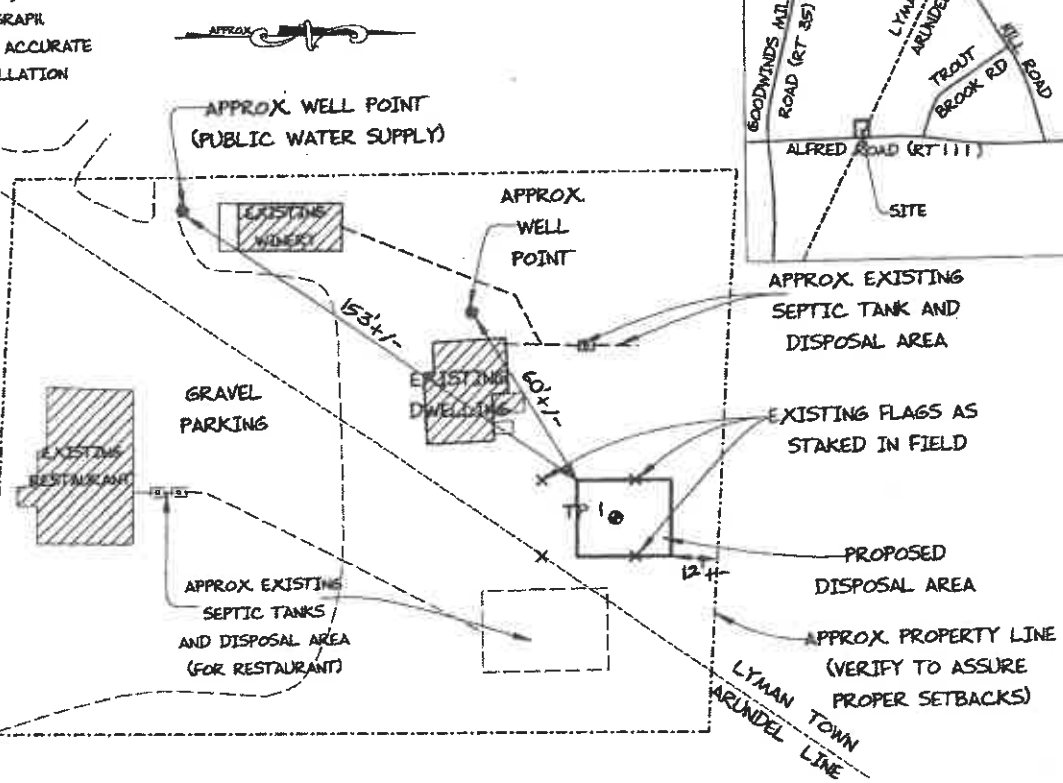
ALBERT FRICK ASSOCIATES ARE NOT SURVEYORS\*\*  
PROPERTY INFORMATION APPROXIMATED PER PORTION  
OF SURVEY PLAN PROVIDED BY OWNER,  
TOWN TAX MAP AND AERIAL PHOTOGRAPH.  
VERIFY PROPERTY LINES TO ASSURE ACCURATE  
LOCATION PRIOR TO SYSTEM INSTALLATION

SITE PLAN

Scale 1" = 60 Ft.  
or as shown

SITE LOCATION PLAN  
(Attach Map from Maine  
Atlas Recommended)

ALFRED ROAD (ROUTE 111)



## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

Observation Hole  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	LOAMY SAND		DARK BROWN	
10	LOAMY SAND AND FINE SAND	FRIABLE	YELLOW BROWN	NONE EVIDENT
20				
30	FINE SAND		LIGHT OLIVE BROWN	
40				
50				

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification: **S** Profile, **B** Condition  
Slope: **0-3 %**  
Limiting Factor:  Ground Water,  Restrictive Layer,  Bedrock,  Pit Depth

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ %  
Limiting Factor: \_\_\_\_\_  
 Ground Water,  Restrictive Layer,  Bedrock,  Pit Depth

B. A. 21

Site Evaluator Signature

352  
SE \*

8/23/2020

Date



Town Arundel Map 54D Sta.  
 County York Town #  
 Location SR 111(ALFRED) W/O THOMPSON RD @LYMAN TL EB County #  
 Start Date 12/06/23 WB

Date	12/03/23	12/04/23	12/05/23	12/06/23	12/07/23	12/08/23	12/09/23	week day
Time	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	average
0:00					55			55
1:00					51			51
2:00					44			44
3:00					50			50
4:00					138			138
5:00					321			321
6:00					825			825
7:00					1145			1145
8:00					966			966
9:00					809			809
10:00					868			868
11:00					728			728
12:00				849				849
13:00				836				836
14:00				971				971
15:00				1132				1132
16:00				1196				1196
17:00				933				933
18:00				580				580
19:00				407				407
20:00				329				329
21:00				201				201
22:00				151				151
23:00				93				93
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7678</b>	<b>6000</b>	<b>0</b>	<b>0</b>	<b>13678</b>

AM Peak 1145  
 24 Duration

PM Peak 1196  
 Peak hour count 1196 Directional distribution 66.39  
 DHV Factor 1.18 EB Peak hour count 794  
 DHV % of AADT = 0.10 10% WB Peak hour count 402

**Week # 49**  
**Old Group 1**  
**New Group 1**  
**Factor 1.04**  
**2023 AADT 14230**

*Planning Board Signatures*

Town Arundel Map 54D Sta.  
 County York Town #  
 Location SR 111(ALFRED) W/O THOMPSON RD @LYMAN TL EB County #  
 Start Date 12/06/23

Date	12/03/23	12/04/23	12/05/23	12/06/23	12/07/23	12/08/23	12/09/23	week day
Time	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	average
0:00					34			34
1:00					29			29
2:00					23			23
3:00					15			15
4:00					29			29
5:00					60			60
6:00					193			193
7:00					323			323
8:00					306			306
9:00					322			322
10:00					350			350
11:00					325			325
12:00				431				431
13:00				453				453
14:00				557				557
15:00				693				693
16:00				794				794
17:00				687				687
18:00				360				360
19:00				273				273
20:00				228				228
21:00				141				141
22:00				98				98
23:00				63				63
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4778</b>	<b>2009</b>	<b>0</b>	<b>0</b>	<b>6787</b>

AM Peak 350

24 Duration

PM Peak 794

Peak hour count 794

DHV Factor 1.18

DHV % of AADT = 0.13 13%

**Week # 49**

**Old Group 1**

**New Group 1**

**Factor 1.04**

**2023 AADT 7060**

*Planning Board Sign*

Town Arundel Map 54D Sta.  
 County York Town #  
 Location SR 111(ALFRED) W/O THOMPSON RD @LYMAN TL WB County #  
 Start Date 12/06/23

Date	12/03/23	12/04/23	12/05/23	12/06/23	12/07/23	12/08/23	12/09/23	week day
Time	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	average
0:00					21			21
1:00					22			22
2:00					21			21
3:00					35			35
4:00					109			109
5:00					261			261
6:00					632			632
7:00					822			822
8:00					660			660
9:00					487			487
10:00					518			518
11:00					403			403
12:00				418				418
13:00				383				383
14:00				414				414
15:00				439				439
16:00				402				402
17:00				246				246
18:00				220				220
19:00				134				134
20:00				101				101
21:00				60				60
22:00				53				53
23:00				30				30
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2900</b>	<b>3991</b>	<b>0</b>	<b>0</b>	<b>6891</b>

AM Peak 822 24 Duration

PM Peak 439

Peak hour count 822

DHV Factor 1.18

DHV % of AADT = 0.14 14%

**Week # 49**  
**Old Group I**  
**New Group I**  
**Factor 1.04**  
**2023 AADT 7170**

*Planning Board*



Truck to Table  
Pigpens BBQ

Beer & Wine Garden

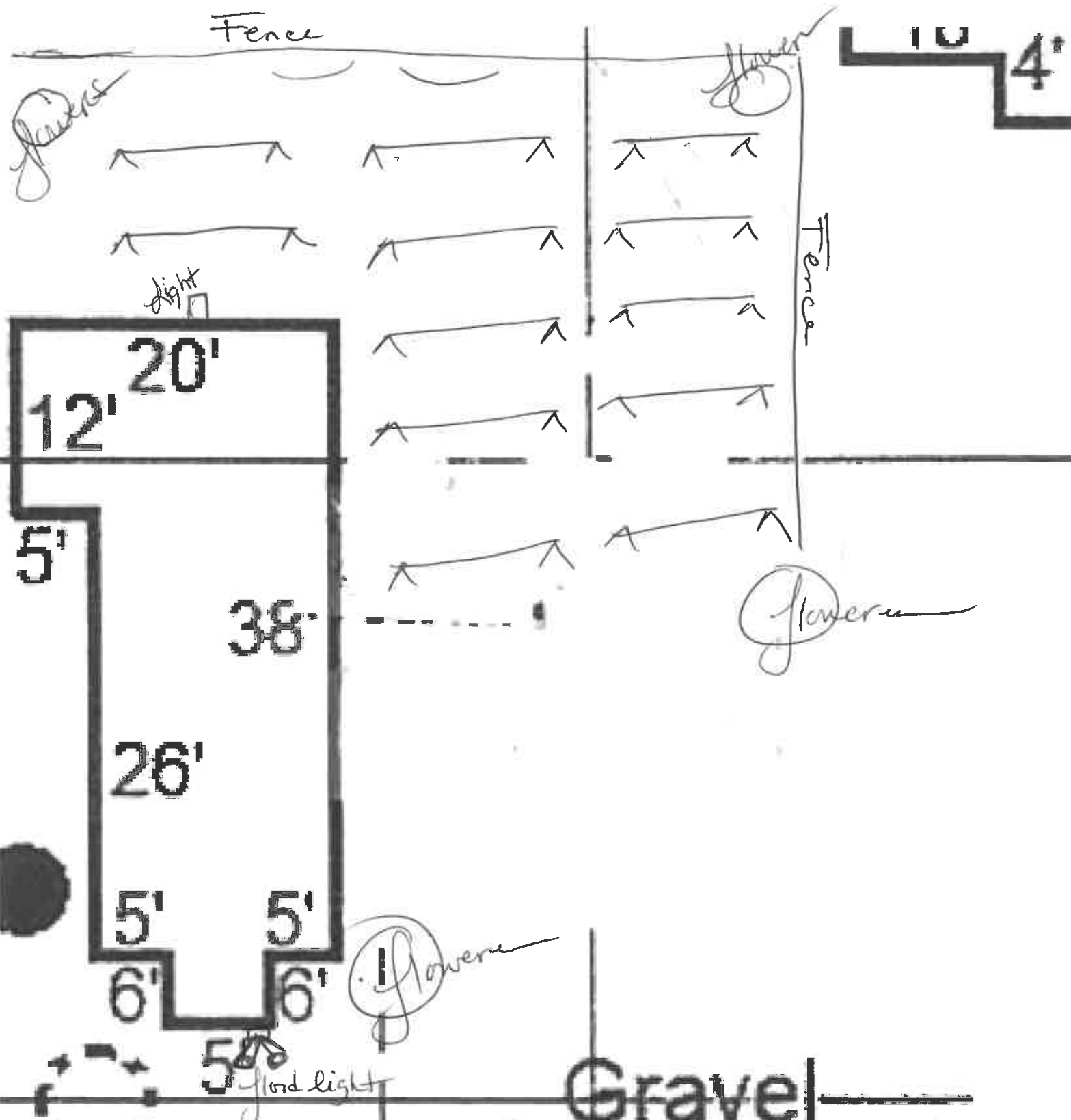
# 8. Plan to have electrical posts  
w/ a variety of ampage for  
trucks & trailers.  
May possibly have a generator running

Planning Board Signature

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Additional possibility - cafe lighting in the  
rear of the building and fencing.  
Low lights, no where near Rd.



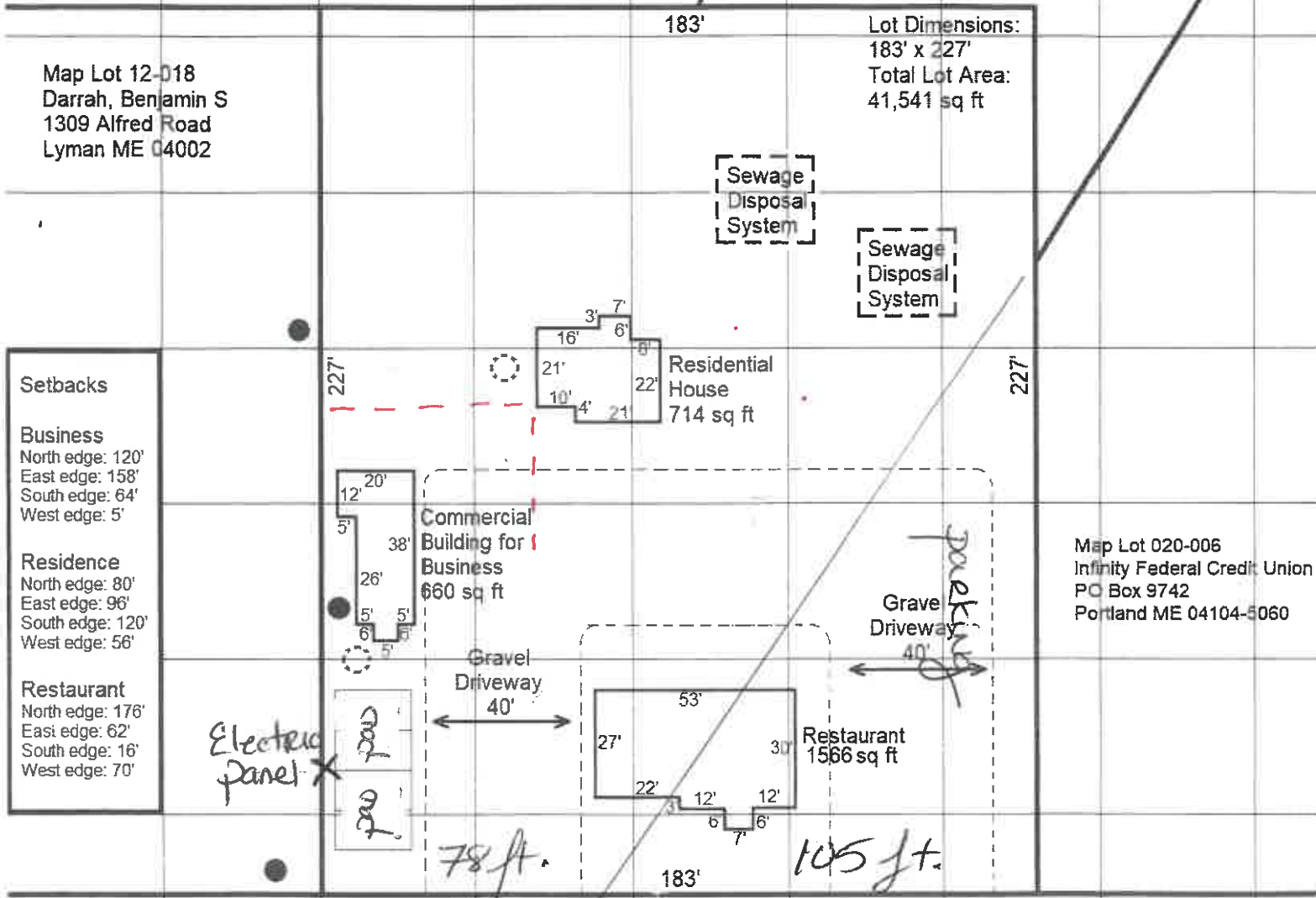
Planning Board Signatures


Applicant Name:  
**Keri-Ann Johnson**  
 Applicant Address:  
**58 Shore Rd. Lyman**

Map Lot 12-019-01  
 Kimball, John B & Dianna M  
 346 Thompson Road  
 Arundel ME 04046

Map Lot 12-019-01A  
 Infinity Federal Credit Union  
 PO Box 9742  
 Portland ME 04104-5060

*Truck to Table*



**PLANNING BOARD SIGNATURES**

**Key:**  
 1" = 40'  
 ● = Telephone Pole  
 ○ = Water Supply  
 - fence

N

June 13th,2024

Lyman Planning Board,

I am requesting waivers for the following

#4 Using the site plan from the Orsteads showing the town line that was accepted.

#7 No incineration devices

#9 N/A

#10 N/A, no change with the building or grounds

#13 No easements or encroachments

#17N/A

#18 N/A , No chemicals

Thank you, Keri-ann Johnson

*Planning Board Signatures*
