

**TOWN OF LYMAN**  
**PLANNING BOARD MEETING MINUTES**  
**May 15, 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 5:32 PM. Noting attendance at the meeting of Planning Board members: Donald Herson, William Single, Cecile Dupuis, Kelly Demers, and Kevin Veilleux, Code Enforcement Officer Rebekah Thompson and Code Enforcement Assistant, Julie Lemieux. Members of the public in attendance were: Joseph Marden and Keri-Ann Johnson.

**NEW BUSINESS:**

**J Jacques LLC – Judy Morin / Steve Joyce –1 S Waterboro Rd – Map 13 Lot 12** – The applicants were not in attendance. The Board reviewed the notes taken at the Site Walk on 5/11/24, and the proposed uses of the building the applicant had explained at that time. The proposal is to have classes, lecture series, and meetings held in the church section and the annex section would be used for yoga, Pilates, and other classes along those lines.

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

**Subdivision Performance Guaranty** - The Board reviewed the different ways in which other municipalities allow for the Performance Guaranty to offer alternatives to the current single option required.

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

**Keri-Ann Johnson – 1301 Alfred Rd – Map 12 Lot 018-1** – Property that was formerly Ashley's Restaurant, which is in Arundel. There are two other structures on the property that are located in Lyman. There is a house on the property that would be used as a long-term rental, and another structure that would be used by Ms. Johnson to make and sell her art and wares. Ms. Johnson would like to have food trucks on the property and use the former restaurant as seating and restroom facilities for customers. The Board suggested Ms. Johnson work with Arundel for the restaurant property.

**Harper Subdivision – Old Kennebunk Rd - Map 3 Lot 87-3 and a portion of 87-2** - Joe Marden, engineer from Sitelines, spoke for the applicant on road requirements in the proposed subdivision. There was an issue with the town's discontinuance of a section of Old Kennebunk Rd, which has been taken care of.

There is a question now about subdivision roads and if they are required to be paved or not. The belief is that the roads within the subdivision would be classified as Private Street or Way Non-exempt, and they will not be required to be paved. Board members pointed out that unpaved roads will never be accepted by the town for maintenance. Also unpaved roads potentially require much more maintenance over the years than paved roads will.

It was noted that during the Site Walk abutters were concerned about stormwater runoff due to the property's wetlands. Kelly Demers mentioned that during the Site Walk and previous meetings it was mentioned that the roads would be paved, with curbing, and storm drainage to divert runoff away from the streams. Joe Marden stated that the way the project is set up is that it has to meet Department of Enforcement Protection requirements, which require 75% of the impervious area from the road to be directed to a treatment method before discharging. Concern was raised regarding the two roads within the subdivision not being connected,

especially for emergency vehicles. The reason for not connecting the roads was due to a vernal pool with a turtle habitat. Joe Wagner read from an email by Lee Jay Feldman from Southern Maine Planning and Development regarding the road design requirements stating that one of his concerns was the length of the roads which will be dead ends and that the applicant might want to consider an internal crossroad connecting them to assist emergency vehicles.

**MINUTES:**

Planning Board Meeting Minutes of 5/1/24 were approved, as amended.

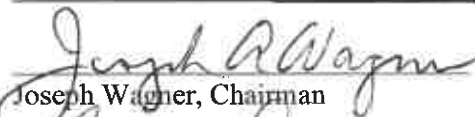
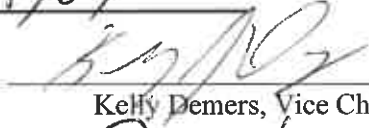




**SET NEXT AGENDA:**

- Subdivision Performance Guarantee – Public Hearing**
- J. Jacques LLC – 1 S Waterboro Rd – Public Hearing**
- Harper Subdivision – Discuss subdivision road requirements**
- Keri-Ann Johnson – Former Ashley’s restaurant / proposed renovations**

**ADJOURNMENT:**

Cecile Dupuis made the motion to adjourn at 7:38 PM. Kelly Demers seconded. All voted in favor.

**APPROVED DATE:** 6/15/24

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