

**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

September 5, 2024

Planning Board  
Town of Lyman  
11 South Waterboro Road  
Lyman, Maine 04002

**Re: Sketch Plan Consultation  
Residential Subdivision  
Assessor's Map 4, Lot 22  
Walker Road  
Lyman, Maine  
Altus Project No. 5590**

Dear Members of the Board,

On behalf of the Applicant, Carlisle Brook Estates, LLC, Altus Engineering respectfully submits a request for a sketch plan consultation with the Planning Board on the above referenced project. Located at the corner of Walker and Carlisle Brook Roads, the 40-acre site is characterized by a mix of forest with some areas of wetland tributary to Carlisle Brook. The plan contemplates a residential subdivision with six new lots accessed from Walker and Carlisle Brook Roads, three of which are back lots which enter from Walker over a private easement.

We hope to entertain the Board's input on the project at the next available hearing. Please call me if you have any questions or need any additional information.

Sincerely,

**ALTUS ENGINEERING**

A handwritten signature in red ink, appearing to read "EBS: [unclear]", is written over a faint, light-colored rectangular stamp.

Erik B. Saari  
Vice President

ebs/5590.01-APP-Sketch-CovLtr-090524

Enclosures

**Town of Lyman  
Subdivision Application**

Subdivision Name Carlisle Brook Estates  
Date of Application 08/27/24

**APPLICANT INFORMATION**

Name of Property Owner: Carlisle Brook Estates, LLC  
Address: 1000 U.S. Route 1, Suite 102  
York, Maine 03909  
Telephone: (207) 351 - 8818

Name of Applicant: Same as owner  
Address: \_\_\_\_\_  
Telephone: ( ) -

If applicant is a corporation, check if licensed in Maine  Yes  No and attach a copy of State's Registration.

Name of applicant's authorized agent: Altus Engineering  
Address: 133 Court Street  
Portsmouth, NH 03801  
Telephone: (603) 433 - 2335

*(Include notarized letter from property owner verifying authorization)*

Name of Land Surveyor, Engineer, Architect or others preparing plan:  
Same as Agent  
Address: \_\_\_\_\_  
Telephone: ( ) - Registration # 6658

Person and Address to which all correspondence regarding this application should be sent:

Troy Williams  
1000 U.S. Route 1, Suite 102  
York, Maine 03909

What legal interest does the applicant have in the property to be developed (ownership, option, purchase and sales contract, etc.)? Ownership

What interest does the applicant have in any abutting property? None

**LAND INFORMATION**

Location of Property (Street Location) Walker Road  
(from County Registry of Deeds): Book 19429 Page 773  
(from Tax Maps): Map 4 Lot(s) 22

Current zoning of property: General Purpose

Is any portion of the property within 250 feet of the high water mark of a pond, river or salt water body?  
 Yes  No

Total Acreage of Parcel: 40.41  
Acreage to be developed: TBD by individual lots owners

Indicate the nature of any restrictive covenants to be placed in the deeds:

None at this time  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Has this land been part of a prior approved subdivision?  
Or other divisions within the past 5 years?  Yes  No  
 Yes  No

Identify existing use(s) of land (farmland, woodlot, etc.) Woodland  
\_\_\_\_\_

Does the parcel include any waterbodies?  Yes  No  
Does the parcel include any wetlands?  Yes  No

Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency?  Yes  No

List below the names and mailing addresses of abutting property owners. (All property within 500' of all boundary lines)

Name	Address
<u>See attached list</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**GENERAL INFORMATION**

Proposed name of development: Carlisle Brook Estates

Number of lots or units: 6

Anticipated date for construction: TBD by individual lot owners

Anticipated date of completion: TBD by individual lot owners

Does this development require extension of public infrastructure?  Yes  No  
\_\_\_ roads                      \_\_\_ storm drainage                      \_\_\_ other  
\_\_\_ sidewalks                      \_\_\_ water lines  
\_\_\_ sewer lines                      \_\_\_ fire protection equipment

Estimated cost for infrastructure improvements \$ 0

Identify method of water supply to the proposed development:

- 0 individual wells
- central well with distribution lines
- connection to public water system
- other, please state alternative

Identify method of sewage disposal to the proposed development:

- 0 individual septic tanks
- central on site disposal with distribution lines
- connection to public sewer system
- other, please state alternative

Identify method of fire protection for the proposed development:

- hydrants connected to the public water system
- dry hydrants located on an existing pond or water body
- X existing fire pond
- other, please state alternative.

Does the applicant propose to dedicate to the public any streets, recreation or common lands?

- street(s)             Yes  No Estimated Length
- recreation area(s)  Yes  No Estimated Acreage
- common land(s)     Yes  No Estimated Acreage

Does the applicant intend to request waivers of any of the subdivision submission requirements?

If yes, list them and state reasons for the request.

None at this time.

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To the best of my knowledge, all the above stated information submitted in this application is true and correct.

*EB: [Signature]*

(signature of applicant)

09/05/24

(date)

**Fees:** (see Article I Section 1.10 of the Lyman Zoning Ordinance, for explanation of ALL fees, including planning board legal fees and SMRPC fees.) Make check payable to the TOWN OF LYMAN. SUBDIVISION FEE: \$500.00. Fee must be paid when application submitted.

**NOTE: EACH APPLICATION MUST BE SUBMITTED WITH A TOTAL OF NINE COPIES. THIS INCLUDES ALL SUBMITTALS ATTACHED TO THE APPLICATION. (see attached checklist for required submittals)**

David A & Claudette A. Gray  
290 Walker Road  
Lyman, ME 04002

Sarah C. & Nicholas Armentrout  
73 Drown Lane  
Lyman, ME 04001

John D. & Susan A. Green  
86 Carlisle Brook Road  
Lyman, ME 04002

Sarah L. Curley  
386 Walker Road  
Lyman, ME 04002

J. Michael Crimmins IV & Lindsay Saxon  
374 Walker Road  
Lyman, ME 04002

David A. & Susan Gluck  
377 Walker Road  
Lyman, ME 04002

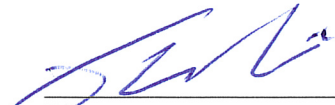
Roderick Tetu  
357 Walker Road  
Lyman, ME 04002

Dennis S. Boucher  
8 Village Circle  
Lyman, ME 04002



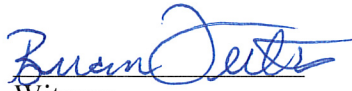
**Letter of Authorization**

I, Troy Williams, authorized representative for Carlisle Brook Estates, LLC, hereby authorize Altus Engineering to represent the LLC, as the Owner/Applicant in all matters concerning engineering and related permitting for Tax Map 4, Lot 22 located on Walker Road in Lyman, Maine. This authorization shall include representation at public hearings and other project-related meetings in addition to any signatures required for Federal, State and Municipal permit applications.

  
Signature

Troy Williams  
Print Name

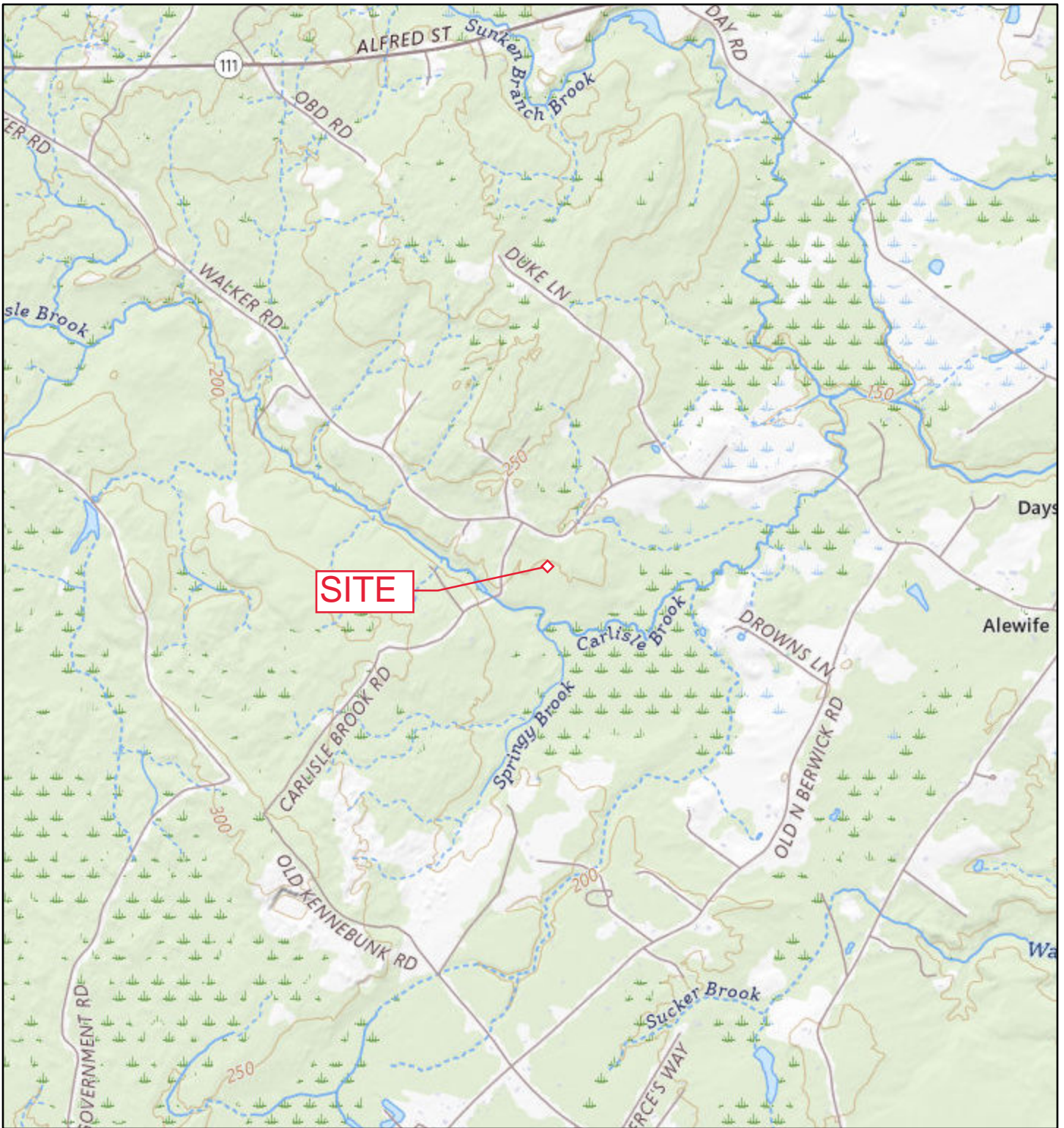
8/27/24  
Date

  
Witness

Briana Fecteau  
Print Name

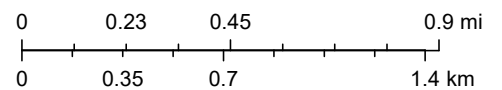
8/27/2024  
Date

# USGS Map



8/29/2024, 10:11:03 AM

1:36,112



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S.

Maine Geolibrary

Not for legal description of property. User assumes any risk associated with this map and data it contains.



PROPERTY MAPS  
TOWN OF LYMAN, MAINE



gisSolutions  
James H. Thomas  
gisSolutions of Maine  
Cumberland, Maine  
jht@maine.rr.com

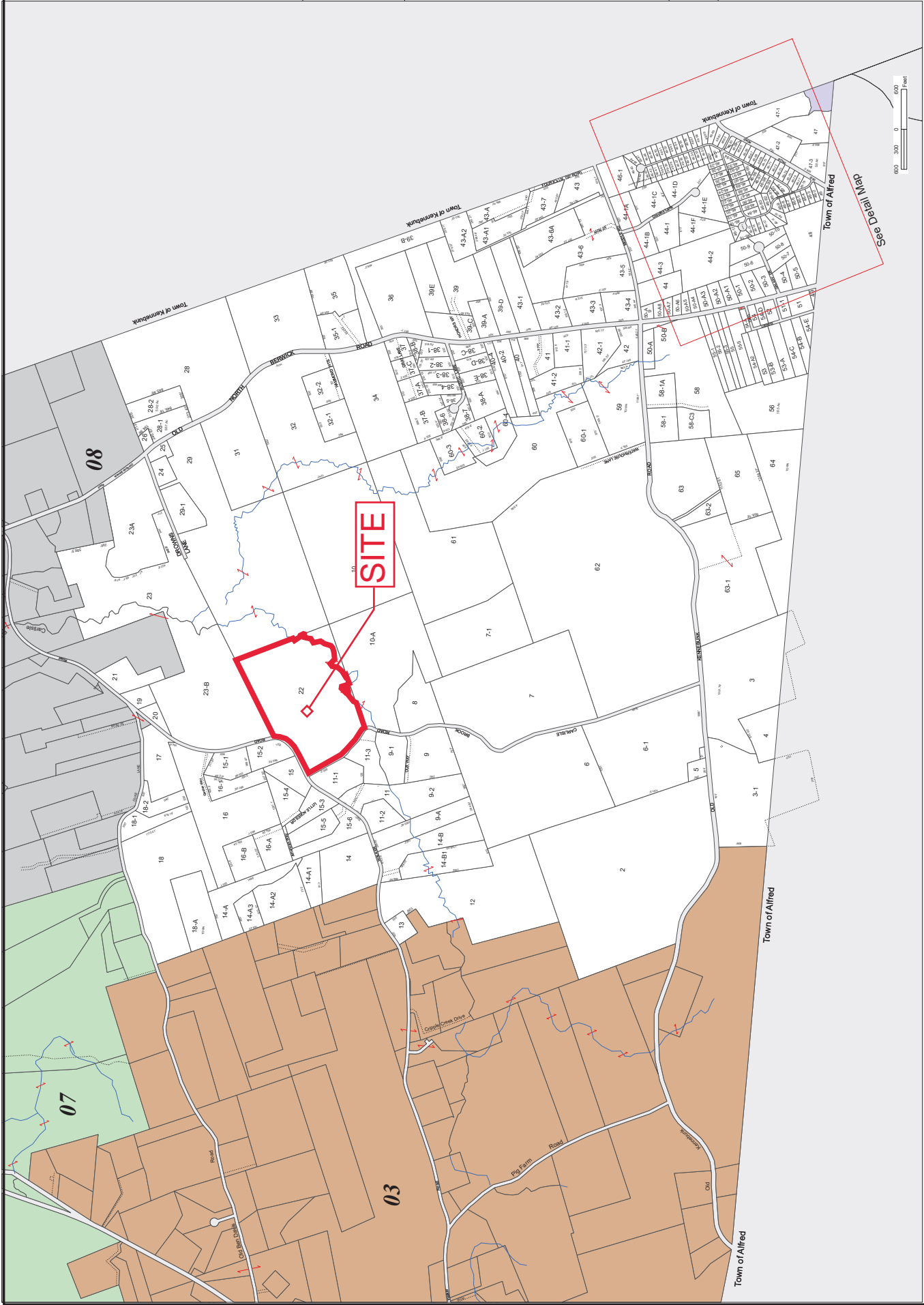
These maps are intended to be used for the purpose of Property Tax Assessments and should not be used for conveyances.  
Revised to April 1st

Scale: 1 Inch = 600'



2023

MAP: 04





# MAINE

Department of the Secretary of State  
Bureau of Corporations, Elections and Commissions

Corporate Name Search

## Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Tue Aug 27 2024 16:50:22. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
CARLISLE BROOK ESTATES LLC	202405026DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
04/25/2024	N/A	MAINE

Other Names	(A=Assumed ; F=Former)
NONE	

### Principal Home Office Address

Physical	Mailing

### Clerk/Registered Agent

Physical	Mailing
JOSEPH V LENKOWSKI 1038 MAIN STREET  SANFORD, ME 04073	JOSEPH V LENKOWSKI P.O. BOX 1139  SANFORD, ME 04073

[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

#### Obtain additional information:

Certificate of Existence (Good Standing) [\(more info\)](#)

[Short Form without amendments](#)  
(\$30.00)

[Long Form with amendments](#)  
(\$30.00)

Certificate of Legal Existence [\(more info\)](#)

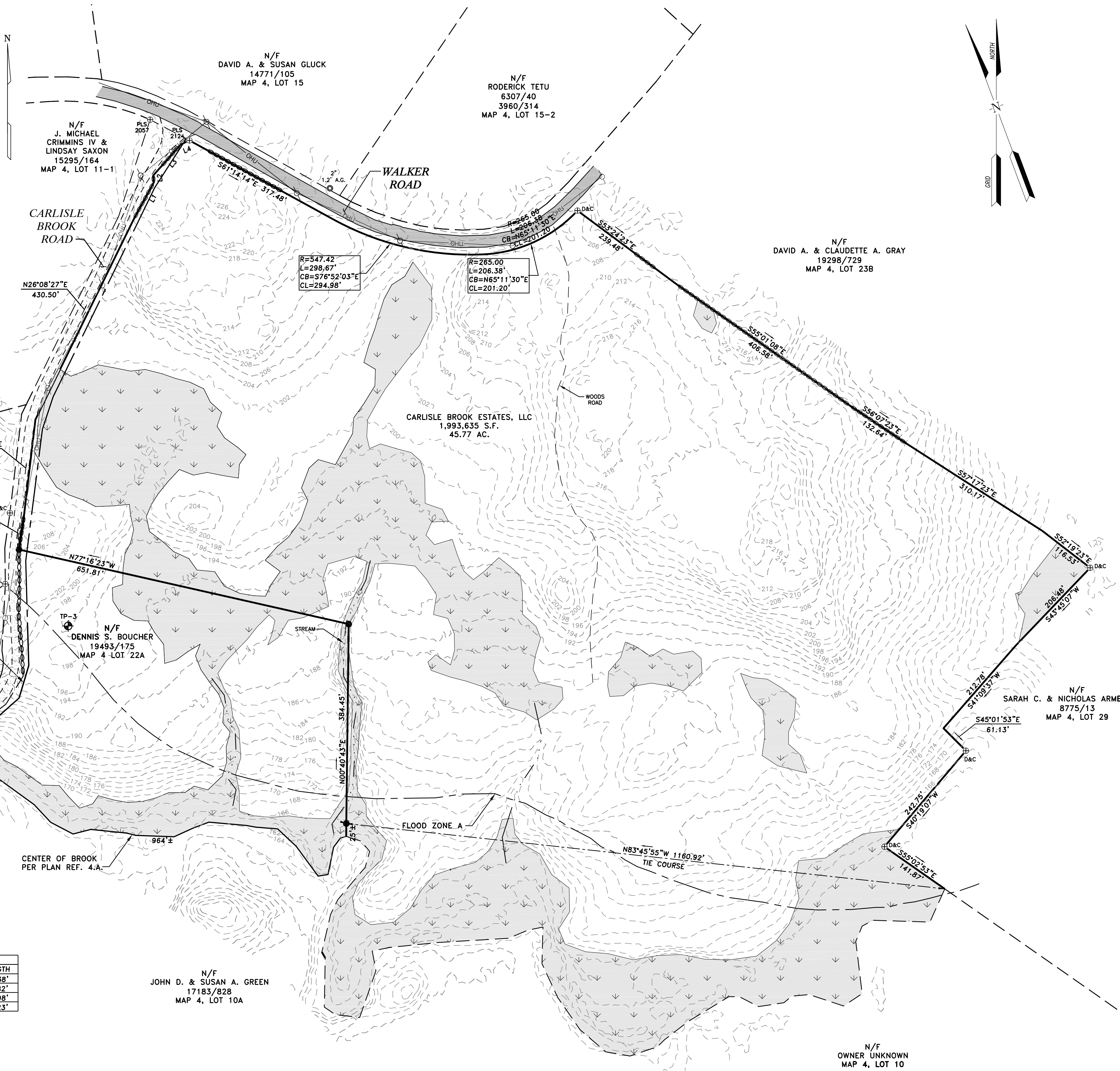
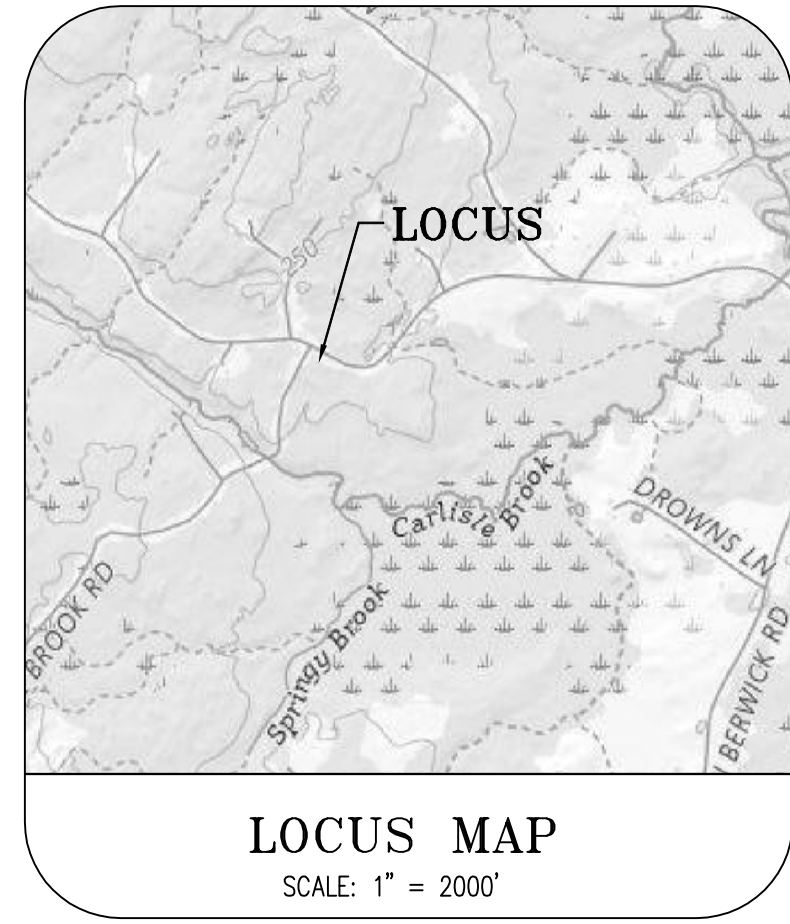
[Short Form without amendments](#)  
(\$30.00)

[Long Form with amendments](#)  
(\$30.00)

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files. If you encounter problems, visit the [troubleshooting page](#).



If you encounter technical difficulties while using these services, please contact the [Webmaster](#). If you are unable to find the information you need through the resources provided on this web site, please contact the Division of Corporations, UCC & Commissions Reporting and Information Section at 207-624-7752 or [e-mail](#).

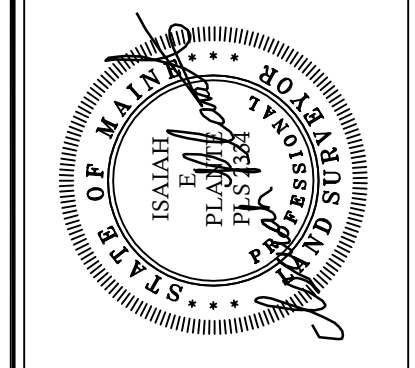


LINE	BEARING	LENGTH
L1	N28°36'59"E	80.38'
L2	N03°29'48"W	13.82'
L3	N41°41'48"E	79.98'
L4	N65°09'10"E	18.23'

- LEGEND**
- REBAR W/ CAP TO BE SET
  - IRON PIPE FOUND (SIZE AS NOTED)
  - UTILITY POLE (NUMBER AS NOTED)
  - BOUNDARY LINE
  - - - ABUTTER OR RIGHT-OF-WAY LINE
  - STREAM
  - STONE WALL
  - WETLAND
  - OVERHEAD UTILITIES
  - NOW OR FORMERLY
  - 1234/567 DEED BOOK & PAGE
  - A.G. ABOVE GROUND
  - B.G. BELOW GROUND
  - TP-1 SEPTIC TEST PIT

- NOTES**
- THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM-WEST ZONE, U.S. SURVEY FEET.
  - DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY REGISTRY OF DEEDS (YCRD).
  - REFERENCE IS MADE TO THE FOLLOWING DEEDS:
    - A. A DEED FROM FERN A. WIRTH, TRUSTEE OF THE FERN A. WIRTH 2001 REVOCABLE TRUST AND MORRIS A. WIRTH TO CARLISLE BROOK ESTATES, LLC DEEDED APRIL 30, 2024 AND RECORDED IN DEED BOOK 19429, PAGE 773.
  - REFERENCE IS MADE TO THE FOLLOWING PLANS:
    - A. "PLAN DEPICTING THE RESULTS OF A BOUNDARY SURVEY MADE FOR MORRIS A. WIRTH & FERN ANN WIRTH CARLISLE BROOK ROAD & WALKER ROAD LYMAN, MAINE" BY JAMES D. NADEAU, LLC DATED 08/29/2012 NOT RECORDED.
  - THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF LYMAN ASSESSOR'S MAP 4, LOT 22.
  - THE SUBJECT PARCEL IS LOCATED IN THE GENERAL PURPOSE DISTRICT, STREAM PROTECTION DISTRICT:
    - MIN. LOT SIZE = 217,800 S.F.
    - MIN. STREET FRONTAGE = 375 FEET
    - MIN. FRONT SETBACK = 75 FEET
    - MIN. SIDE & REAR SETBACK = 40 FEET
    - MIN. SETBACK FROM STREAM = 75 FEET
    - MAX. LOT COVERAGE = 20%
 THE DIMENSIONAL REQUIREMENTS SHOWN HEREON ARE TO BE VERIFIED WITH THE CODE OFFICE PRIOR TO DESIGN AND CONSTRUCTION. ADDITIONAL RESTRICTIONS MAY APPLY.
  - REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
    - A. THE LOCUS PARCEL IS BENEFITED BY A 15 FOOT WIDE RIGHT-OF-WAY AS STATED IN DEED BOOK 8378, PAGE 287.
    - B. THE LOCUS PARCEL IS BENEFITED BY A 15 FOOT WIDE RIGHT-OF-WAY AS STATED IN DEED BOOK 8378, PAGE 285.
    - C. THE LOCUS PARCEL IS SUBJECT TO A 25 FOOT WIDE RIGHT-OF-WAY AS STATED IN DEED BOOK 8378, PAGE 282.
  - WETLAND DELINEATION BY MAINELY SOILS, LLC APRIL 2024.
  - EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
  - THE EXTERIOR BOUNDARY SHOW HEREON WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4.A. ABOVE. THE STAMP HEREON IS FOR INTERIOR LOT LINES ONLY. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
    - A. NO SURVEY REPORT WAS PREPARED.
    - B. NO REVISED LEGAL DESCRIPTION PREPARED
    - C. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS

NO.	DATE	BY:	DESCRIPTION



**KIMBALL SURVEY & DESIGN, INC.**  
 30 FROST HILL ROAD  
 YORK, MAINE 04090  
 ISAIAH@KIMBALLSURVEYING.COM  
 WWW.KIMBALLSURVEYING.COM  
 PROFESSIONAL LAND SURVEYING

Owner of Record:  
 Carlisle Brook Estates, LLC  
 1000 U.S. Route 1, Suite 102  
 York, ME 03909

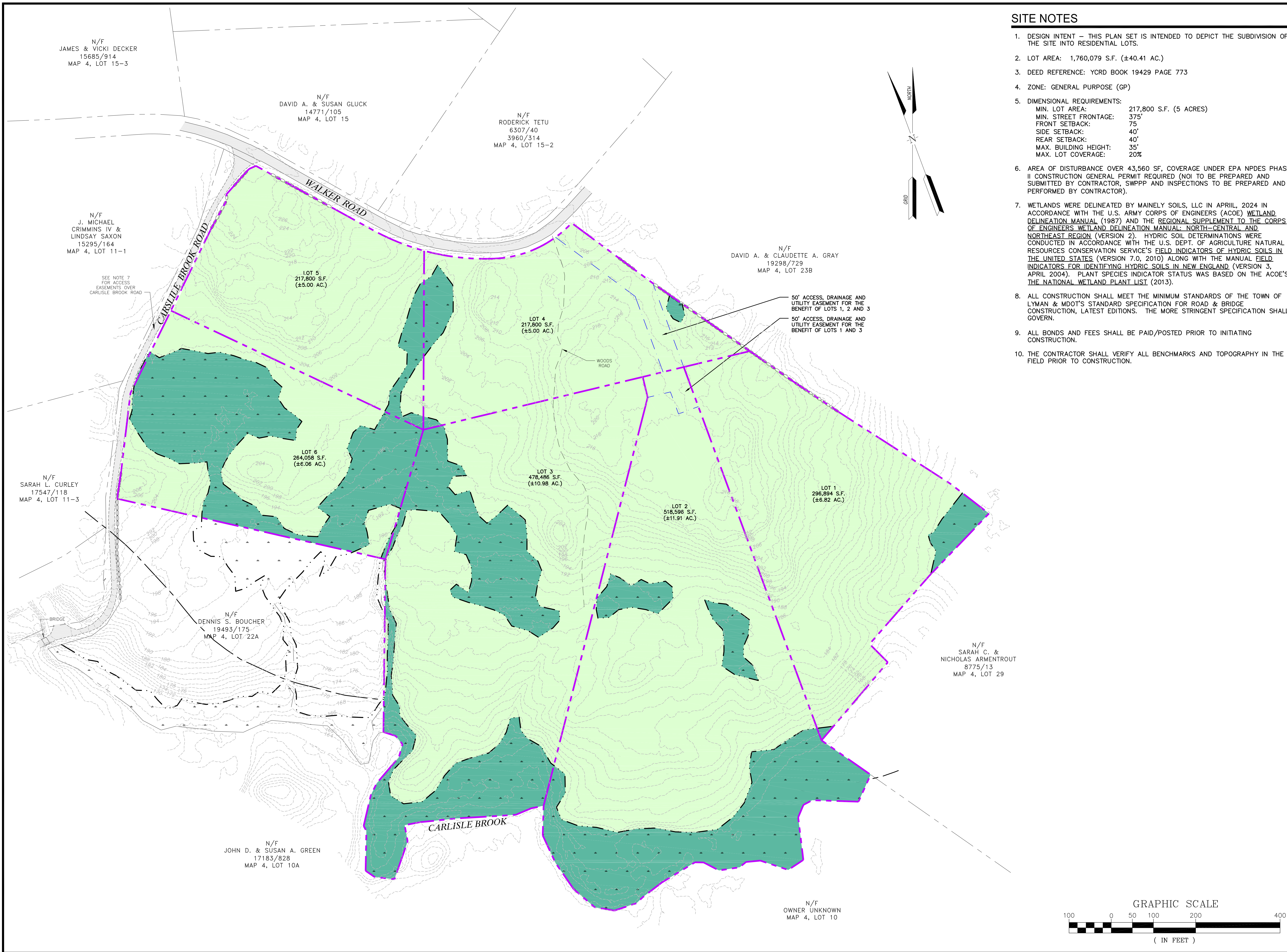
Existing Conditions Plan  
 Map 4, Lot 22  
 Walker Road  
 Lyman, Maine

DATE:  
 AUGUST 28, 2024  
 PROJECT NO.  
 2534  
 SCALE:  
 1" = 100'

CAD FILE:  
 2534.dwg  
**SHEET**  
**1 OF 1**

YORK ss REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_ 20 \_\_\_\_  
 AT \_\_\_\_\_ H \_\_\_\_\_ M \_\_\_\_\_, AND  
 RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 ATTEST:  
 \_\_\_\_\_ REGISTER





**SITE NOTES**

- DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE SUBDIVISION OF THE SITE INTO RESIDENTIAL LOTS.
- LOT AREA: 1,760,079 S.F. (±40.41 AC.)
- DEED REFERENCE: YCRD BOOK 19429 PAGE 773
- ZONE: GENERAL PURPOSE (GP)
- DIMENSIONAL REQUIREMENTS:
  - MIN. LOT AREA: 217,800 S.F. (5 ACRES)
  - MIN. STREET FRONTAGE: 375'
  - FRONT SETBACK: 75'
  - SIDE SETBACK: 40'
  - REAR SETBACK: 40'
  - MAX. BUILDING HEIGHT: 35'
  - MAX. LOT COVERAGE: 20%
- AREA OF DISTURBANCE OVER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT REQUIRED (NOI TO BE PREPARED AND SUBMITTED BY CONTRACTOR, SWPPP AND INSPECTIONS TO BE PREPARED AND PERFORMED BY CONTRACTOR).
- WETLANDS WERE DELINEATED BY MAINLY SOILS, LLC IN APRIL, 2024 IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS (ACOE) WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION (VERSION 2). HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE U.S. DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE'S FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES (VERSION 7.0, 2010) ALONG WITH THE MANUAL FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 3, APRIL 2004). PLANT SPECIES INDICATOR STATUS WAS BASED ON THE ACOE'S THE NATIONAL WETLAND PLANT LIST (2013).
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE TOWN OF LYMAN & MDT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.

**ALTUS ENGINEERING**  
 133 Court Street Portsmouth, NH 03801  
 (603) 433-2335 www.altus-eng.com

**NOT FOR CONSTRUCTION**  
 ISSUED FOR: SKETCH  
 ISSUE DATE: SEPTEMBER 5, 2024

NO.	DESCRIPTION	BY	DATE
0	SKETCH	EBS	09/05/24

DRAWN BY: EBS  
 APPROVED BY: EBS  
 DRAWING FILE: 5590-SITE.dwg  
 SCALE: 24" x 36" - 1" = 100'  
 11" x 17" - 1" = NTS

**OWNER:**  
 CARLISLE BROOK ESTATES, LLC  
 1000 U.S. ROUTE 1, SUITE 102  
 YORK, MAINE 03909

**APPLICANT:**  
 CARLISLE BROOK ESTATES, LLC  
 1000 U.S. ROUTE 1, SUITE 102  
 YORK, MAINE 03909

**PROJECT:**  
 CARLISLE BROOK ESTATES  
 TAX MAP 4, LOT 22  
 WALKER ROAD  
 LYMAN, MAINE

**TITLE:**  
 SUBDIVISION PLAN  
 SHEET NUMBER:  
**C-1**