

TOWN OF LYMAN
PLANNING BOARD PUBLIC HEARING MINUTES
September 4, 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 CALL TO ORDER: Vice Chair Kelly Demers called the Public Hearing to order at 5:35 pm, to review the application of Dan Crook, Salem Capital Group.

Attendance at the Public Hearing included Planning Board members: Cecile Dupuis, Kevin Veilleux, William Single, Code Enforcement Officer Rebekah Thompson, Code Enforcement Assistant Julie Lemieux and Town Health Officer Eileen Kelly. Members of the public in attendance were: Dan Crook and Fred Thurston.

The public hearing was recorded.

DISCUSSION:

The Planning Board opened this Public Hearing at 5:35 pm to discuss the application from **Dan Crook, Salem Capital Group – 301 Middle Rd – Map 4 Lot 043-4**

Mr. Crook is looking to re-open the existing gas station and convenience store and states that he has had four local residents apply for jobs already.

Fred Thurston - 384 Old North Berwick Rd, states he hopes the store re-opens and has no issues with it. Kelly asks Rebecca if there have been inquiries or complaints, and she states there has not been any.

ADJOURNMENT:

Bill Single made a motion to close the public hearing, Cecile Dupuis seconded. Kelly Demers closed the public hearing at 5:37 PM.

APPROVED DATE: 10/2/24



Kelly Demers, Chair



Bill Single, Vice-Chair



Cecile Dupuis, Secretary



Kevin Veilleux



Timmy Reiss

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REGULAR MEETING CALL TO ORDER: Vice-Chair Kelly Demers called the Meeting to order at 5:38 PM. Attendance at the meeting included Planning Board members: Cecile Dupuis, Kevin Veilleux, William Single, Code Enforcement Officer Rebekah Thompson, Code Enforcement Assistant Julie Lemieux and Town Health Officer Eileen Kelly. Members of the public in attendance were: Dan Crook and Fred Thurston.

Roll call. All 4 voting members present. Bill Single is now full member.

NEW BUSINESS:

Dan Crook, Salem Capital Group – 301 Middle Rd – Map 4 Lot 043-4

Mr. Crook is looking to re-open the existing gas station and convenience store and add catering. He states re-opening the gas pumps is still up in the air depending on review and financial considerations.

Kelly states the parking spaces still need to be added to the plan and the fuel storage tank needs to be looked at to make sure the trees and roots are not causing issues with the fuel piping.

Cecile states that 4% of parking must be handicap and 1% needs to be van-accessible handicap.

Kelly states the DEP inspection report of the gas pumps and storage was dated September 7, 2023. Mr. Crook states the certification is good through 2032.

Kelly states that before permit for operation is granted, any permits and inspections must be taken care of with CEO.

Planning Board reviewed existing permits for store from previous owner.

Survey dated Sept 10, 2004, which is also on file at the York County Registry of Deeds.

Mr. Crook states he is frustrated with the process and is tired and doesn't think it is worth his time and states he is leaving but may come back.

SET NEXT AGENDA:

If nothing comes up, then will have workshop to discuss checklist discrepancies. Due to Kelly missing the next meeting Bill suggests to cancel. Bill made motion to cancel the September 18, 2024 Planning Board meeting unless something comes up. Kelly seconded. All voted in favor.

CEO UPDATES:

Cottage Lane – Army Corp has approved wetland alteration. CEO is taking care of it.

NEW BUSINESS:

Officer Elections:

Cecile nominated Kelly as Chair. Kevin seconded. Kelly accepted and all voted in favor.
Kevin nominated Bill as Vice-Chair. Kelly seconded. Bill accepted and all voted in favor.
Kevin nominated Cecile as Secretary. Bill seconded. Cecile accepted and all voted in favor.

MINUTES:

8/21/24 Meeting Minutes

Bill made motion to accept meeting minutes, Kevin seconded. All voted in favor.

ADJOURNMENT:

Bill made the motion to adjourn at 6:07 PM. Cecile seconded. All voted in favor.

APPROVED DATE:

10/21/24



Kelly Demets, Chair



Bill Single, Vice-Chair



Cecile Dupuis, Secretary



Kevin Veilleux