

Agenda

Bunganut Committee

Jan 15th, 2025

- 1. Call to Order**
- 2. Review November Minutes**
- 3. Committee Chair**
- 4. Old Business**
 - a. Lifelong Maine Community Connections Mini Grant – Ramps – Scope, status, permitting, quotes
 - b. Forestry flagging - status
 - c. Chapel Repair – status, document donations
 - d. Bridge Repair – status, document donations
 - e. Materials on site – document donations, plan for use
 - f. Beach – plan
 - g. Pathway(s) down – plan
 - h. Handicap parking – plan
 - i. Pines – plan
 - j. Park Map – expanding on inventory cataloguing from Nov. meeting
 - k. KCB cleanup – status, document donations
 - l. Acorn – plan
 - m. Trails – status
 - n. Budget status
- 5. New Business**
 - a. LakeSmart Program - train and support volunteers to assess the condition of shoreland properties (mostly runoff and erosion issues) and provide recommendations (Best Management Practices or BMPs) to address and mitigate problem or vulnerable areas.
 - b. Watershed survey
 - c. Wetland delineation

Attachments

4.a

Scope:

Bunganut Pond Access Improvements

Background

Bunganut Park, located at 224 Brock Rd., is situated on the waterfront of Bunganut Pond. The park offers a variety of recreational activities. The shoreline features a large open area for field use, play, and family picnics with wooded trails on either side leading to shady nooks and added swimming areas.

In 2024, the Town of Lyman received funding from Lifelong Maine Community Connections Grant, which awards funding for small projects that make public spaces more welcoming and accessible for Maine's age friendly communities. This project must be fully completed by May X, 2025. We prefer the work to be completed before May X, 2025, to reduce restrictions on public access to the lake.

Scope of Services and Description of Work

The goal of the Bunganut Pond Access Improvement project is to provide (3) elder friendly water access points that make it easier for recreational users to safely access the pond. The project will also serve to stabilize existing water access points by preventing further erosion using best management practices.

1. Specific Elements

- a. (3) 4'x4' marine alloy, all welded aluminum platform with tan vinyl decking, anchored to shore at corners with capped pipe¹.
- b. (3) 4'x16' marine alloy, all welded aluminum ramp/gangplank frame with railings, to be connected and hinged at the 4'x4' platform, including removable deck panels. Deck panels shall be tan vinyl.
- c. Contractor shall deliver all materials for installation.
- d. Contractor shall install (3) platform/ramp assemblies at locations flagged for installation. Flagged locations will be provided by Town of Lyman².
- e. Contractor shall be responsible for providing all equipment necessary to perform the work.
- f. Contractor shall provide accommodation of specific site conditions to limit the area of soil disturbance and protect exiting natural buffers in preparation of 4'x4' platform installation. Any site preparations, as required, shall be the responsibility of the contractor.
- g. Contractor shall supply materials necessary to restore land areas to near existing conditions as before platform site preparation, as required³.
- h. Town of Lyman shall be responsible for maintenance beyond initial installation⁴.
- i. Contractor must provide proof of insurance coverage including a certificate naming the Town of Lyman as additionally insured.

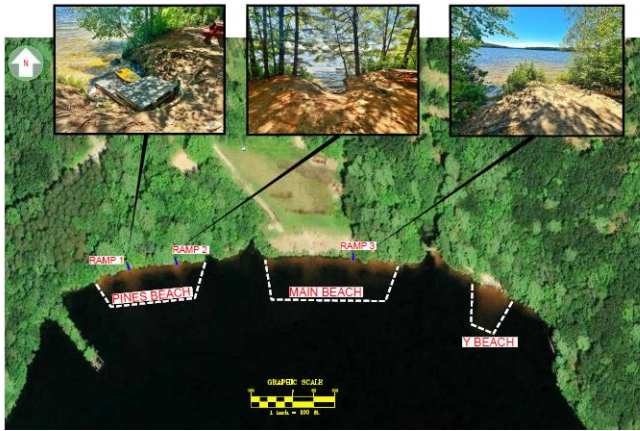
1. Nate simply said he anchors to shore w/ "pipe". Not sure if we need to dictate that in scope. It appears to be standard, but not certain if there are other techniques.
2. BPC can flag site specific locations and/or be present at time of installation.
3. This was a good element in the hydrant scope. Not sure if it's fully applicable here, or town should provide erosion control measures post install, if required.
4. Lyman Parks and Rec will assume responsibility for uninstal/install of temporary ramp each season.

Site Locations

(1) Platform/Ramp at the most easterly beach area (currently used by Sanford YMCA Camp Marland), (1) Platform/Ramp at main beach area, (1) Platform/Ramp at in Pines 2 beach area.



ALT:



Lindsay/Rebekah:

This is our best stab at addressing Lyman Shoreland Zone Ordinance/DEP Chapter 1000/DEP Chapter 305:

Lyman Shoreland Zone Ordinance

Per para. 14 and Official Lyman Shoreland Zoning Map, district designation = LR – Limited Residential Platform –

We believe the 4x4 platform meets the definition of Structure (permanent) per Pg. 49.

Per para 15.B.6, “.....stairways or similar structures may be allowed with a permit from the Code Enforcement Officer, to provide shoreline access in areas of steep slopes or unstable soils.....”

We believe that the onshore platform (to be connected to temporary in-water ramp) meets the criteria of this para. There are no naturally occurring sloped water access entry points at the park, therefore, no reasonable access alternatives exist beyond installing stairways or similar structures.

Ramp –

We believe the 4x16 ramp meets the definition of a temporary other structure per Pg. 47.

Per Para 15.C, “Piers, Docks, Wharves, Bridges and Other Structures and Uses Extending Over or Below the Normal High-Water Line of a Water Body or Within a Wetland.”

We believe that the ramp meets the criteria of this para.

DEP Chapter 305 – Natural Resource Protection Act Permit by Rule (unsure if this applies in addition to the permitting from Lyman CEO). If so,

Section 2.A.1.a applies., See Section 2.C.1.e.

Status:

12/2024: Sebago dock recommends permanent on-shore platform with removable ramp. Stated rollers are un-necessary. BC requested new quote w/out rollers.

12/5/24: BC provided scope draft to TM.

1/7/25: BC contacted Maine-ly docks. They explained the platform/ramp system the same way Sebago did. Provided quote.

1/7/25: BC contacted Dan Roy from BP Association.

1/8/25: BC in communication w/ Sebago Dock. Updated quote w/out rollers sent.

1/9/25: BC placed a call to Ed Sovetsky from BP Association Committee.

Both manufacturers advised against leaving ramps attached over the winter if there is the potential for ice in. Ice thaw/break-up/shifting will damage ramps. Dan Roy said the same thing.


Both manufacturers noted how ramp removal is a 2 person job performed in under 30 minutes ea.

Maine-ly docks noted that storage upright (vs storing upside down) is advised, as the alum. square tubing has drain holes and ice must not accumulate in the tubing.

Permitting:

← Back to Search ↩ Reply ↩ Reply All ➡ Forward 🗑 Delete 🛑 Spam Actions ▾ Apply ✕

Re: Fwd: Bunganut Pond - Steps & Dock hollybspaulding.../Inbox

 **Code Enforcement Officer** <ceo@lyman-me.gov>
To: Holly Spaulding <hollybspaulding@yahoo.com>
Cc: Kevin Veilleux <kevinv1973@gmail.com>, Liz Mitchell <lv Mitchell88@gmail.com>, Holly Hart <hhart927@yahoo.com>, Town Manager <townmanager@lyman-me.gov>

Dec 13, 2024 at 10:35 AM ⋮ ☆
[Print](#) [Raw message](#)

Good morning. I have heard back from DEP regarding your proposal. Basically there are two ways to approach the project. If the ADA platform and ramp is going to be installed permanently then you will need to obtain a permit from NRPA/DEP and then go through the planning board for their approval. If the platform is going to be permanent and the ramp temporary, then you will need to obtain a permit from NRPA/DEP and a building permit from the codes office.

Please let me know if you have any questions.

Rebekah Thompson
Code Enforcement Officer, Town of Lyman

11 So. Waterboro Road, Lyman, ME 04002

📞 207-247-0647
📠 207-468-3220
✉ ceo@lyman-me.gov
🌐 lyman-me.gov

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Quotes:

(3)Sebago Dock 4x4 Platform, 4x16 ramp with rollers

Sebago Dock & Lift, Inc.

96 Roosevelt Trail
Naples, ME 04055

Estimate

Date	Estimate #
10/9/2024	2613

Name / Address
KAREN KANE 224 BROCK RD LYMAN, ME.

Project

Description	Qty	U/M	Cost	Total
ALUMINUM PLATFORM W/ TAN VINYL DECKING	16	sqft	80.00	1,280.00T
4' X16' ALUMMIKON GANGPLANK W/ TAN VINYL DECKING WITH RAILINGS AND ROLLERS	1	ea	2,653.00	2,653.00T
ALUMINUM PLATFORM W/ TAN VINYL DECKING	16	sqft	80.00	1,280.00T
4' X16' ALUMMIKON GANGPLANK W/ TAN VINYL DECKING WITH RAILINGS AND ROLLERS	1	ea	2,653.00	2,653.00T
ALUMINUM PLATFORM W/ TAN VINYL DECKING	16	sqft	80.00	1,280.00T
4' X16' ALUMMIKON GANGPLANK W/ TAN VINYL DECKING WITH RAILINGS AND ROLLERS	1	ea	2,653.00	2,653.00T
Subtotal				11,799.00
Delivery & Installation	1		750.00	750.00
Sales tax on taxable sales			5.50%	648.95
			Total	\$13,197.95

Customer Signature _____

(3)Sebago Dock 4x4 Platform, 4x16 ramp with rollers – WITH DISCOUNT

Sebago Dock & Lift, Inc.

96 Roosevelt Trail
Naples, ME 04055

Estimate

Date	Estimate #
10/9/2024	2613

Name / Address
KAREN KANE 224 BROCK RD LYMAN, ME.

				Project
Description	Qty	U/M	Cost	Total
ALUMINUM PLATFORM W/ TAN VINYL DECKING	16	sqft	80.00	1,280.00T
4' X16' ALUMMIKON GANGPLANK W/ TAN VINYL DECKING WITH RAILINGS AND ROLLERS	1	ea	2,653.00	2,653.00T
ALUMINUM PLATFORM W/ TAN VINYL DECKING	16	sqft	80.00	1,280.00T
4' X16' ALUMMIKON GANGPLANK W/ TAN VINYL DECKING WITH RAILINGS AND ROLLERS	1	ea	2,653.00	2,653.00T
ALUMINUM PLATFORM W/ TAN VINYL DECKING	16	sqft	80.00	1,280.00T
4' X16' ALUMMIKON GANGPLANK W/ TAN VINYL DECKING WITH RAILINGS AND ROLLERS	1	ea	2,653.00	2,653.00T
Subtotal				11,799.00
Discount To Customer 10% FALL DISCOUNT VALID THROUGH 10/31/2024			-10.00%	-1,179.90
Delivery & Installation	1		750.00	750.00
Sales tax on taxable sales			5.50%	584.05
			Total	\$11,953.15

Customer Signature _____

(3)Sebago Dock 4x4 Platform, 4x16 ramp without rollers– WITH DISCOUNT

Sebago Dock & Lift, Inc.

96 Roosevelt Trail
Naples, ME 04055

Estimate

Date	Estimate #
10/9/2024	2613

Name / Address
BUNGANUT POND 224 BROCK RD LYMAN, ME.

				Project
Description	Qty	U/M	Cost	Total
ALUMNUM PLATFORM W/ TAN VINYL DECKING	16	sqft	80.00	1,280.00T
4' X16' ALUMMIKON GANGPLANK W/ TAN VINYL DECKING WITH RAILINGS	1	ea	2,553.00	2,553.00T
ALUMNUM PLATFORM W/ TAN VINYL DECKING	16	sqft	80.00	1,280.00T
4' X16' ALUMMIKON GANGPLANK W/ TAN VINYL DECKING WITH RAILINGS	1	ea	2,553.00	2,553.00T
ALUMNUM PLATFORM W/ TAN VINYL DECKING	16	sqft	80.00	1,280.00T
4' X16' ALUMMIKON GANGPLANK W/ TAN VINYL DECKING WITH RAILINGS	1	ea	2,553.00	2,553.00T
Subtotal				11,499.00
Discount To Customer 10% FALL DISCOUNT VALID THROUGH 10/31/2024			-10.00%	-1,149.90
Delivery & Installation	1		750.00	750.00
Sales tax on taxable sales			5.50%	569.20
Total				\$11,668.30

Customer Signature _____

(1)Maine-ly Docks 4x6 Platform, 4x16 ramp without rollers

Alton explained that 4x6 platform might be more stable than 4x4. Explained that the “ThruFlow” Decking is slotted to allow sand to pass through and textured to prevent slips, but appropriate for bare feet.

Maine-ly Docks
44 Main St.
OAKLAND, ME 04963 US
+12076492769
shawn@mainelydocks.com

Estimate

ADDRESS Holly Wooldridge Lyman Town Park, Bunganut Pond 224 Brock Rd Lyman, ME 04002	SHIP TO Holly Wooldridge Lyman Town Park, Bunganut Pond 224 Brock Rd Lyman, ME 04002	ESTIMATE # 0283 DATE 01/08/2025
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SALES REP Alton Savage	CUSTOMER TELEPHONE NUMBER 603-674-7945
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DATE	ACTIVITY	DESCRIPTION	AMOUNT
	4'x16' Ramp, ThruFlow Decking, Hand Railings	4'x16' Ramp w/ThruFlow Decking and Hand Railings, 1 @ \$2,800.00	2,800.00T
	4'x6' Landing, ThruFlow Decking, Hand Railings	4'x6' Landing w/ThruFlow Decking and Hand Railings, 1 @ \$1,350.00	1,350.00T
	Delivery Fee	Based on Location, \$2.00/mile, 106 @ \$2.00	212.00
	Installation, Handicap Ramps	Installation, Handicap Ramps, \$150/Section, 2 @ \$150.00	300.00T
.....			
		SUBTOTAL	4,662.00
		TAX (0.055)	244.75
		TOTAL	\$4,906.75

Accepted By

Accepted Date

\$4,906.75

Review and approve

Powered by QuickBooks

Estimate #0283

Hello Holly,

Here is the estimate I promised you. I wasn't sure if the park is tax exempt so I included it just in case. Also, I didn't ask how much the grant was for so I'm not sure if we are even in the ball park. It's been a huge goal of ours this past year to get more of our products in the Southern Maine area so please let me know what we need to do to earn your business! If you have any questions or want me to send pictures of our products, please let me know!

My contact info is, alton@mainelydocks.com, 207-660-3890

Thank You

Alton Savage

Area Sales Rep

Address

Holly Wooldridge
Lyman Town Park, Bunganut Pond
224 Brock Rd
Lyman, ME 04002

4.c



4.d



Hollyhenaultinn@yahoo.com

4.e

Insert picture and location of materials on site

4.j

Insert park map

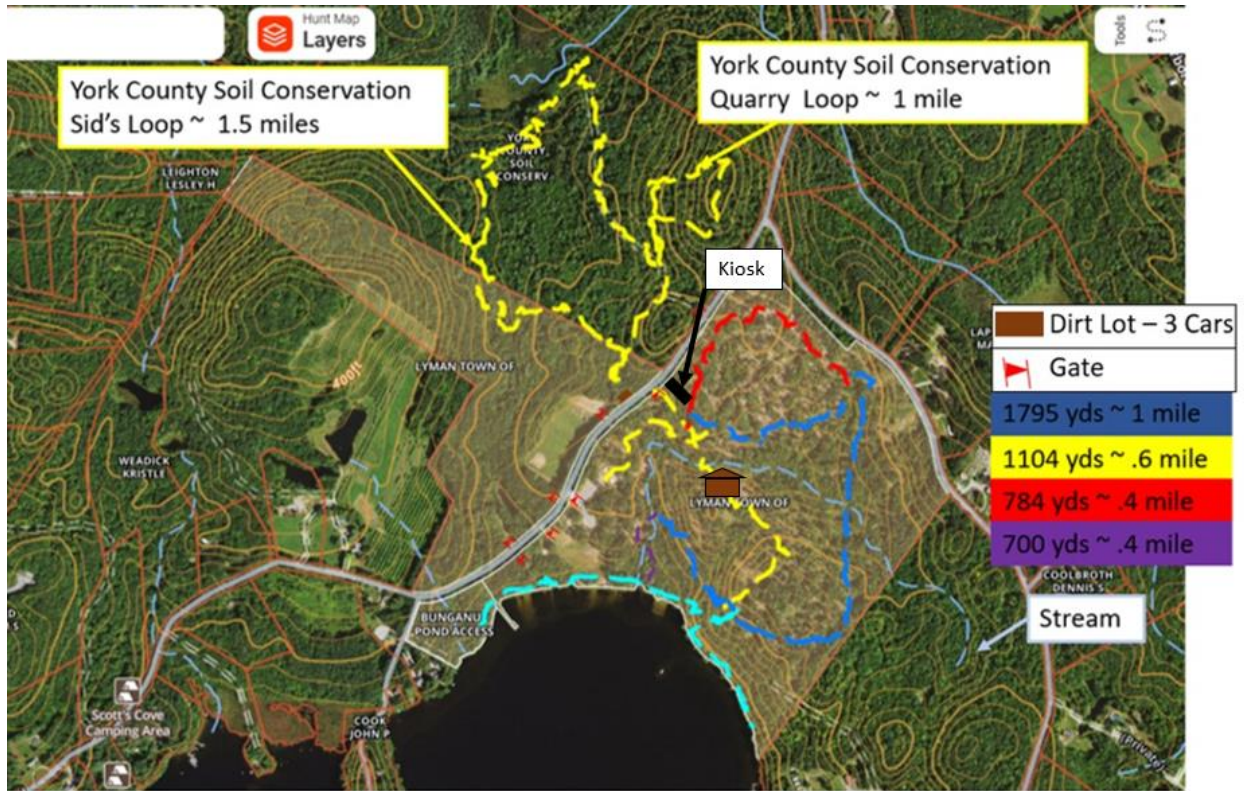
4.k

Insert picture of KCB cleanup & trees needing additional \$

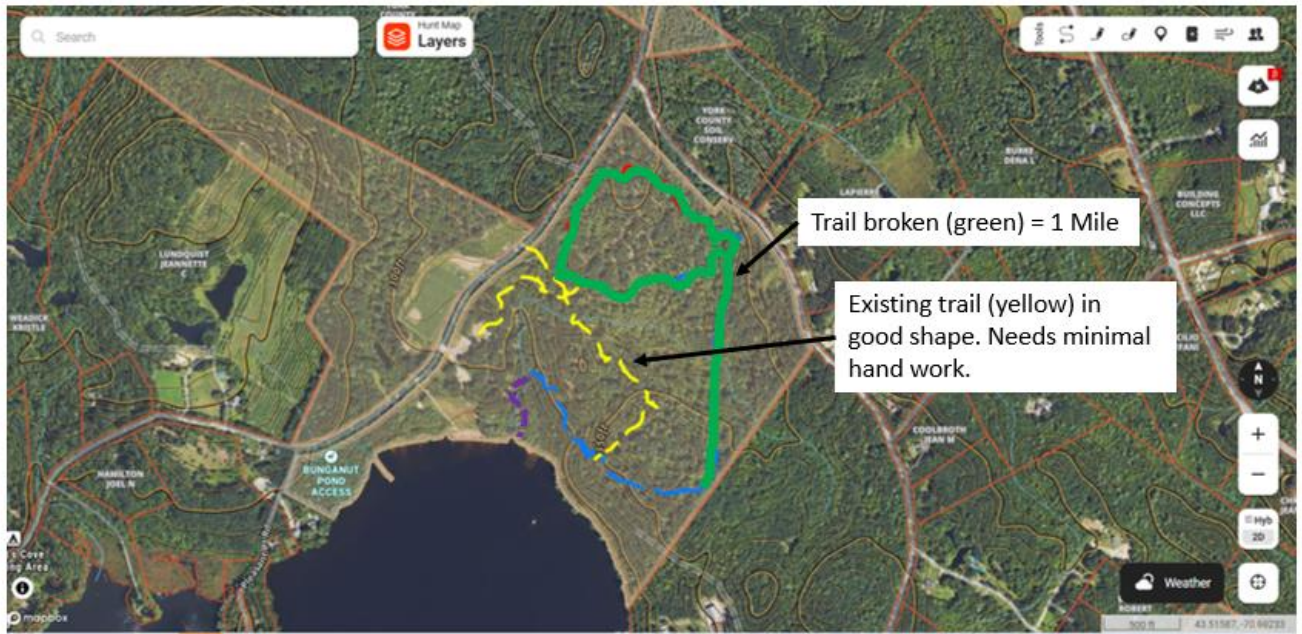
4.m

Proposed Total Trail System in coordination w/ YCSWC.

Eagle Scout project is strictly on Town Property. The proposed trail locations are based on remnants of remaining tree blazes that still exist after last logging operation.



12/15/24 Trail work update



Eagle Scout funds approved for benches & remainder of kiosk. Kiosk started.

Discuss meeting/info from Emily Brown, Maine's RTP grant coordinator. What would be our scope if going for grant?



Share Brady Llyd's info for Mousam Way Loop

5.a

Discuss meeting/info from Andrea Stevens.

603-674-7945

[Yahoo Mail: Search, Organize, Conquer](#)

On Wed, Dec 4, 2024 at 6:28 AM, Andrea Stevens <astevens@lakes.me> wrote:

Hi Holly,

Thanks for reaching out to Maine Lakes. I am the Manager of the LakeSmart program (brochure attached). First of all, I am more than happy to have a phone conversation and/or meet with you (at your pond?) to talk about your options for addressing changes in your shoreline and how we can help. Your situation is not unusual, especially in these days of a changing climate and more frequent - and often unexpected - extreme storms. Perhaps we could initially have a phone call so I can learn a bit more. I am available most of Friday (12/6) except from about 11:30 to 1pm. The first half of next week is also fairly open. Let me know what works best for you.

A bit of background - I train and support volunteers to assess the condition of shoreland properties (mostly runoff and erosion issues) and provide recommendations (Best Management Practices or BMPs) to address and mitigate problem or vulnerable areas. We guide homeowners in using native plants to install resilient buffers. We also collaborate with Maine DEP in a new initiative they call "Our Shore". They have developed an assessment that can be used by homeowners to help identify immediate shoreline conditions and steps they can take to manage erosion and runoff in these near shore areas, sometimes requiring erosion control certified contractors. Like LakeSmart, the Our Shore approach also recommends nature-based solutions, focusing on native plant installations, sometimes together with riprap but discouraging the use of rip rap on its own. The Vermont Lake Wise Program has an excellent 4-page and [easy-to-read fact sheet about Bioengineering](#) (nature-based) approaches in the shoreland.

I look forward to talking with you soon.
All the best,

Andrea

Andrea Stevens
LakeSmart Program Manager
Maine Lakes
PO Box 91, 162 Main Street
Yarmouth, ME 04096
cell (207) 951-7413




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RE: Your Question to the Maine Lakes Info Line

hollybspaulding_/Inbox

 Andrea Stevens <astevens@lakes.me>
To: Holly Spaulding <hollybspaulding@yahoo.com>

Dec 15, 2024 at 7:18 AM ☆
[Print](#) [Raw message](#)

Hi Holly,

Just following up about a couple things we talked about last Monday.

- Looks like the soil in the area you mention close to the shoreline is very sandy (Naumburg sand) with a hydric soil rating, poorly drained, and occurs on outwash plains.
- We often make presentations about the LakeSmart program to lake associations and other groups. I'd be happy to schedule something with you if your committee or board is interested.
- Just FYI to think about for the future - Watershed Surveys: I touched base with Addie Halligan (Environmental Specialist, Watershed Management Unit, Bureau of Water Quality, Maine DEP, (207)-441-9057, Addie.Halligan@maine.gov). She confirmed that Bunganut Pond is on the Maine DEP Nonpoint Source Priority Watershed list as threatened* but does not have a watershed survey year listed. Her guess is that no survey has happened. She looked into the records for watershed surveys since 2005 and also didn't find anything. If you are interested in a Watershed Survey, Addie can support your efforts to plan and execute one. Here is a link to *A citizen's guide to Volunteer Lake Watershed Surveys* that describes how it is done and what information is collected - <https://www.maine.gov/depl/land/watershed/materials/lakewatersurveyguide.pdf>. Data from a Watershed Survey is used to draft a 10-year Watershed Plan, often completed by private consultants or SWCDs. Addie would know about funding that is available for implementing Watershed Plans.

"Bunganut is in the "threatened category" on the DEP Priority Watershed Lakes List. The reason for this is that it has been identified as "sensitive". Here's what that means: Threatened lakes that are **sensitive** means that the lakes have additional phosphorus inputs due to the lake's hydrology and threats in the watershed. A lake was determined to be sensitive if DEP's vulnerability modeling predicts the number of years for the lake's phosphorus concentration to increase by 1 ppb is 25 years or less. The vulnerability model predicts changes in lake phosphorus concentration using watershed growth projections to estimate changes in phosphorus loading and the 1976 version of Vollenweider's lake model to convert load to concentration. The model compensates for the influence of upstream lakes. If these sensitive lakes were determined to have watershed threats, they were then added to the priority list.

I will try to get to the park sometime before too much snow arrives. I'd be interested in looking at the areas that are vulnerable to erosion/runoff.

Let me know if you have any further questions - happy to help.

All the best,

Andrea

Andrea Stevens
LakeSmart Program Manager
Maine Lakes
PO Box 91, 162 Main Street
Yarmouth, ME 04096