



Comprehensive Growth Plan Survey (2) Results

Thank you for participating and giving us your feedback!

This was the second public survey conducted by the Comprehensive Plan Committee. Open from January 20th to February 20th, 2025, the survey gathered feedback from over 300 participants. The committee continues to actively collaborate to develop a Comprehensive Growth Plan for Lyman that reflects the community's values. Stay tuned for more public surveys, workshops and roundtable discussions.

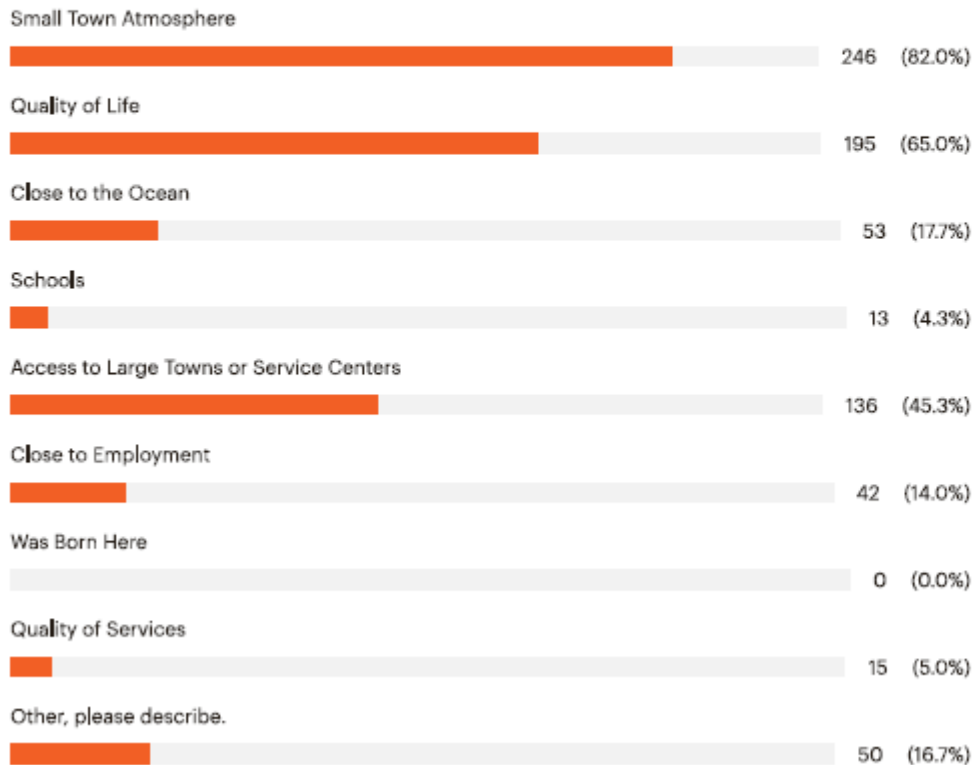
Comprehensive Plan Committee

Comprehensive Growth Plan Survey (2) has collected 300 responses

Question 1 has 298 answers (Checkboxes)



"1.) Why do you enjoy living in Lyman? Select your top three (3) reasons."



Question 1: Why do you enjoy living in Lyman? Select your top three (3) reasons.

Open Text Responses

- Affordable to own acres of land to preserve living in peace.
- Grew up here from 2nd grade
- Out of the city limits, love country side much better.
- The choice to not have your neighbors living so close to you; having room to live.
- Low property taxes
- Efforts to keep taxes low
- Rural setting, not over developed, lots of wooded areas yet close to larger city center areas.

Question 1: Why do you enjoy living in Lyman? Select your top three (3) reasons.

Open Text Responses

- lakes and ponds
- Nature, trees, 5 acre lots
- moved here when I was entering third grade at Cousens Memorial School, got married and moved back here with husband and raised our two children here. Loved the country and quiet atmosphere. Want to keep it that way.
- Rural
- I live on a beautiful pond. Area feels rustic, yet I am 15 min from stores and health care services.
- Close to a pond
- It's quiet with not a lot of people let's keep it that way
- The farming community
- Why not add rural environment or open space or farm/agricultural area- that's why we are here!
- Close to work and family , wish I could to live in a larger town with more services
- I live on Kennebunk Pond so life is good
- grew up here
- It' conveniently close to traveling to other states, but still far enough away from a city atmosphere.
- No large city bureaucratic nonsense and expense. We live here because the cost of living is reasonable compared to Biddeford and Sanford, etc.
- All my children and grandchildren live here.
- Larger lot sizes for more privacy
- I need to live in southern Maine for work. Lyman is a town that gives me the comfort of living in a rural area with more privacy and peace.
- Cheap, only available housing
- Our 3 acres of property, it's quiet and private
- its small. I want small
- Found a great house to retire from Long Island, New York
- Low taxes, minimal services
- Still lots of accessible wood and water.
- quiet
- Lakefront property
- House was affordable in this area 20 years ago
- Far enough away from bigger towns and cities to feel a little rural but close enough to go to bigger areas if needed.
- Low population density, light traffic. Quiet atmosphere.
- 5 acre requirement keeps people from living on top of each other. Best feature of Lyman.
- Live on Kennebunk Pond
- Close to family
- Rural, agricultural community

Question 1: Why do you enjoy living in Lyman? Select your top three (3) reasons.

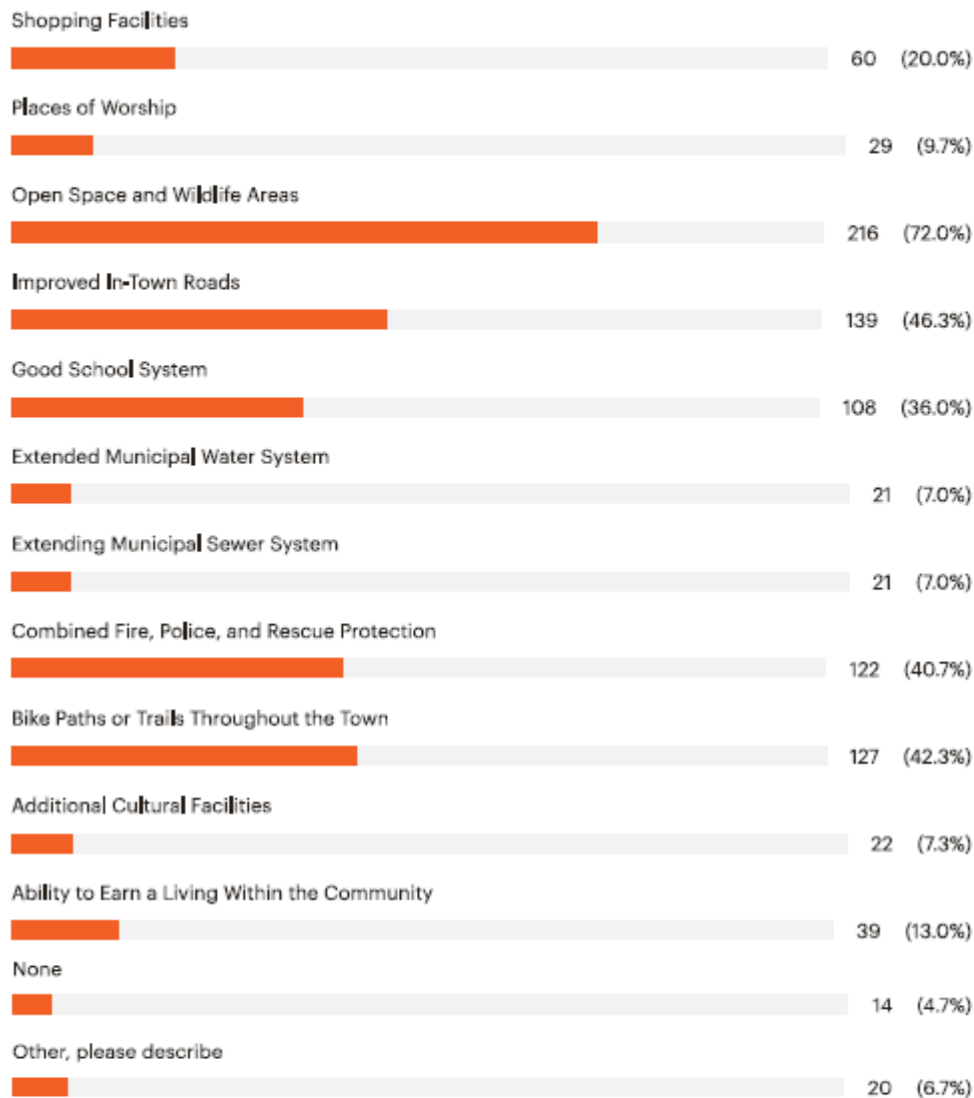
Open Text Responses

- I live on Wadleigh Pond and enjoy the view and the water access. Meanwhile, over the last 30 years, the surrounding towns have grown up around me such that I now have a nearby modern hospital, 2 grocery stores, Home Depot, etc. within 20 min of my house. After many, many years I now have access to cable internet. Quick access to Rt 95 is also a very big factor.
- Close to the Ocean, Close to our Grandchildren
- quiet, no traffic, not a lot of people
- Space, space , space minimum lot sizes are so important to prevent sprawl. Changing density at a moments notice is not a plan
- It's collusive. Lakefront living
- Waterfront
- Rural and not to populated.

Question 2 has 299 answers (Checkboxes)



"2.) In the future, how important is it to have the following available to you? Choose all that apply."



Question 2: In the future, how important is it to have the following available to you? Choose all that apply.

Open Text Responses

- I would love to have sidewalks near the churches and shopping from Goodwins Mills to Route 111. So many people walk along route 35 to route 111 and it is so dangerous. Funky Bow would benefit as well.
- A restaurant or two
- Specifically not wanting to see significant development, deforestation and neighborhood developments where houses are stacked close to each other.

Question 2: In the future, how important is it to have the following available to you? Choose all that apply.

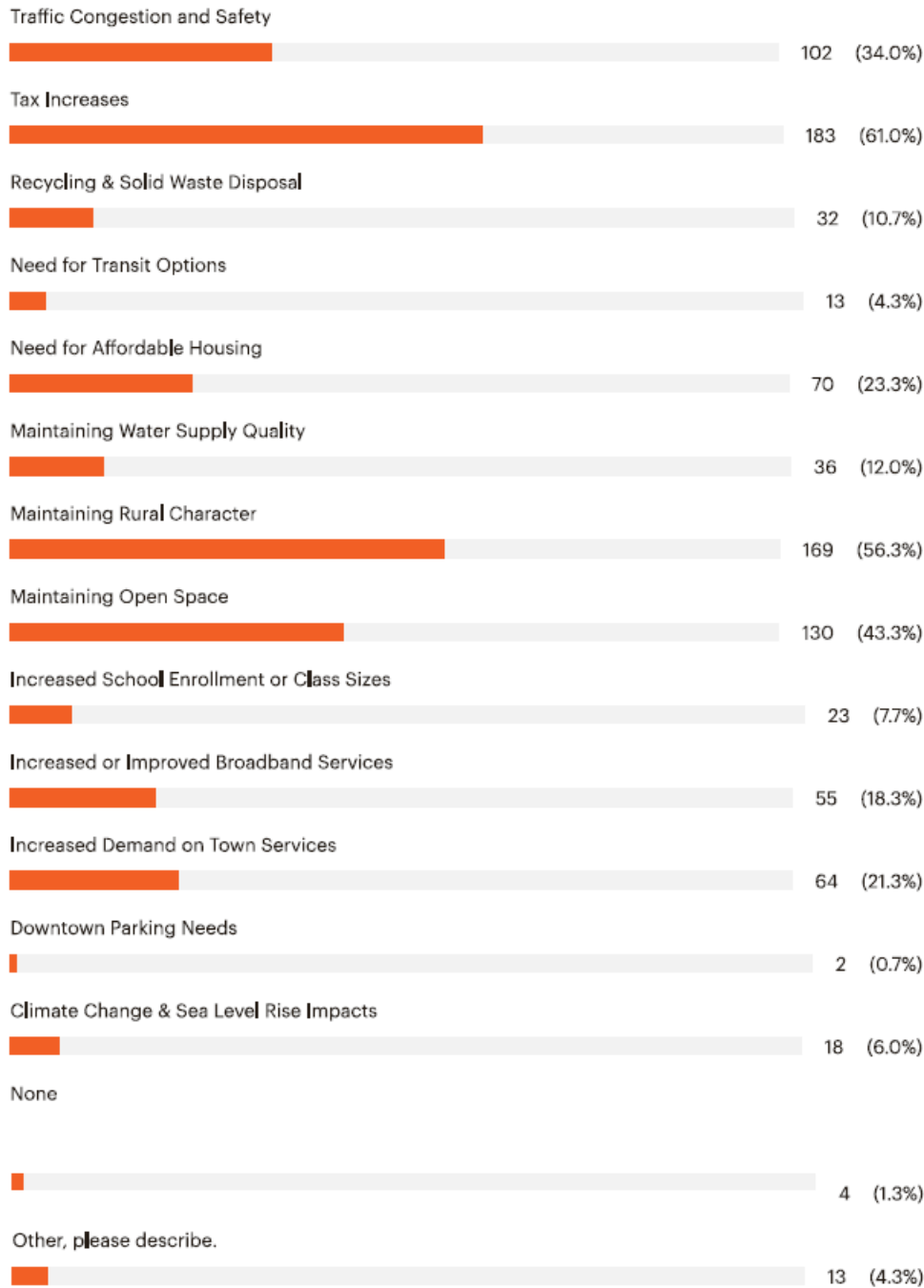
Open Text Responses

- Protected farming land (not necessarily government protected, but the ability to farm your land and rights to farm livestock to be priority over developments going in)
- Residential growth
- All of these can be accessed outside of Lyman easily. We don't need any of it. Keep our taxes LOW.
- Stable tax bill offset by managed economic development
- None, Keep the property taxes low
- To maintain the current great quality of Town management and stay away from further development that will erode Lyman's Charm
- Less government, low taxes, no municipal water and sewer systems.
- Easy access to medical services
- Small boat launch on Bunganut. Keep the garbage chain stores out of Lyman. Bad enough we have a dollar general, lets not add more junk.
- City trash pickup
- Better infrastructure. Water, sewer, gas, 3 phase power, fiber along the Route 111 corridor.
- Consistent application of zoning laws including shoreline zoning regulations
- More dining options.

Question 3 has 297 answers (Checkboxes)



"3.) "_____” is a serious challenge facing Lyman in the next 5 years."



Question 3: _____ is a serious challenge facing Lyman in the next 5 years.

Open Text Responses

- o Improved school facility. We don't need more students. We need an updated and safe building for the students we have.

Question 3: _____ is a serious challenge facing Lyman in the next 5 years.

Open Text Responses

- Too many new developments of houses-keep it small!!!!
- I can see in the not to distant future residential junk yards lowering property values. Stop junk yards in residential neighborhoods 75
- Huff Road. It's also a code violation, code enforcement should shut these disgusting homes from junking out neighborhoods
- GROWTH, WE ARE HAVING TOO MANY PEOPLE MOVING INTO THE TOWN. FROM OUT OF STATE (i.e. MASSACHUSETTS) FOR ONE AND TRYING TO MAKE CHANGES TO OUR SMALL TOWN. WAY TOO MUCH GROWTH. KEEP IT A SMALL TOWN NOT A CITY.
- Increased or Improved Broadband Services, Vandalism (theft, car races, etc)
- Cost of town infrastructure to handle town growth.
- Light near the elementary school! How many accidents do we need before we actually do something
- Further and over development of the Town which will lead it to be just like any other Sanford / Biddeford / less wonderful area.
- Everything I read and hear is about growth. Growth is for Biddeford or Portland. Most of us moved to Lyman to get away from the jungle. Keep it VERY simple with lots of woods, that is why we stay.
- For the elder community, the ability to age-in-place will depend largely on the access to transportation (other than driving oneself), and home care. It is unrealistic to expect to be able to live here independently without these services. As it is, home food delivery is not even available at my address. I realize that in the survey a number of people expressed their desire to live out their days here, but, as an experienced caregiver, I can attest that they are not being realistic.
- Stemming growth! Biddeford and Sanford are growing fast enough! We don't need growth here. The traffic is bad enough now.

Question 4 has 298 answers (Checkboxes)



"4.) How desirable are the following for Lyman's future?"



Question 4: How desirable are the following for Lyman's future?

Open Text Responses

- Keep Town About As Is, Limit Growth to Areas
- Allow residential lots of 1.5-2 acres. Allow ADUs for family and affordable housing.
- Please don't ruin it with subdivisions
- Lyman's growth needs to be in line with the growth that the school district, fire department, waste management and roads are going to be able to support in a similar timeline of growth.
- Please keep the 5 acre lot size where it currently exists
- Revisit the size of house lots
- No housing developments or Apartment complexes. Keep our way of living as is. Do not add big warehouse businesses either.
- Not wanting to see high density housing or commercial development.

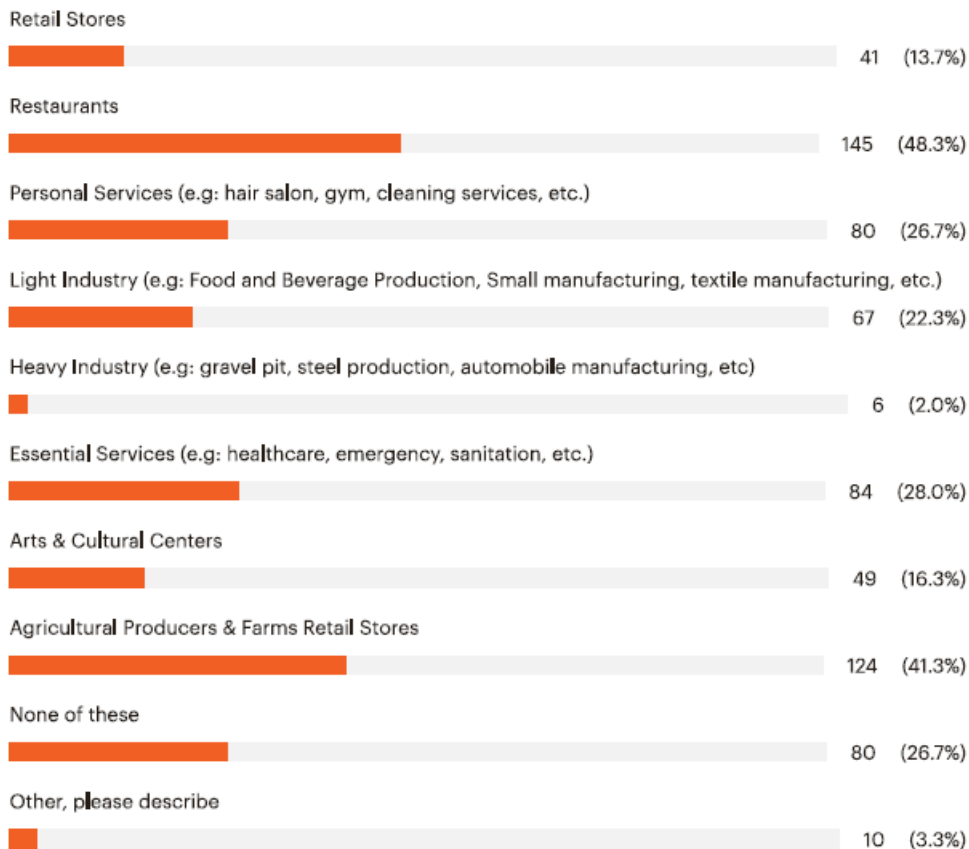
Question 4: How desirable are the following for Lyman's future?

Open Text Responses

- Never ever should Lyman lower lot size requirements to increase density. 3 acres minimum. If permits are issued for pot growing industries clean air scrubbers must be installed so nobody has to smell it all day long .
- KEEP OUR TOWN AS IS.
- Maintaining as much farmland as possible
- Maintain farms and encourage farm businesses and small retail business
- Definitely NOT have high density or multi family housing!
- Stop thinking we need to grow. People want the small life we have. Move to Portland for growth.
- Cutting expenses and lowering property taxes are a priority. A Property tax cap for persons over 60 would be a great idea.



"5.) Which of the following types of commercial development would you desire for the Town? Select all that apply."



Question 5: Which of the following types of commercial development would you desire for the Town? Select all that apply.

Open Text Responses

- More Specialty Small Businesses to bring in tourists. The Goodwins Mills area could become a nice place for visitors to enjoy, the stream by the Goodwins Mills church, the library and local cemetery. It is super cute and could become nicer!
- Any business growth would be beneficial as long as it was in a specified growth commercial zone
- Professional offices which will contribute to the tax base with little additional increase demand on municipal services. Rte111 corridor as well as rte35 to provide ease of access to Rte95
- OUR TOWN IS PERFECT THE WAY IT IS NOW, WE ACTUALLY HAVE HAD TOO MUCH COMMERCIAL BUSINESSES COMING IN and TRYING TO COME IN. Biddeford, Sanford, Waterboro, Kennebunk and Saco are not that far away for groceries etc.
- Limit restaurants to privately owned, not chains

Question 5: Which of the following types of commercial development would you desire for the Town? Select all that apply.

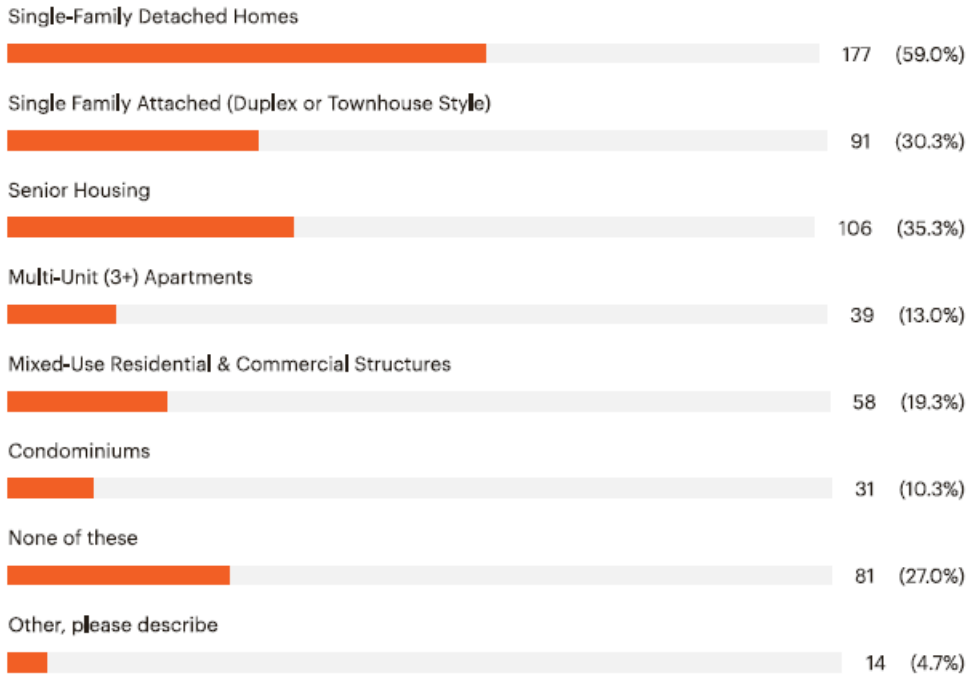
Open Text Responses

- We moved here a year ago to avoid the developed like atmosphere. If it develops we will leave!
- Although I am not in favor of any (Dope Growing businesses but I am probably the lone one out on this issue, if the town of Lyman allows this type of industry to build their business (PLEASE) make sure you require air scrubbing equipment to the grow buildings to prevent foul odors to surrounding residential homes. (Don't stink up Lyman) Keep that crap in the cities that have already stink up there neighborhoods.

Question 6 has 299 answers (Checkboxes)



"6.) Which of the following types of residential development would you desire for the Town? Select all that apply."



Question 6: Which of the following types of residential development would you desire for the Town? Select all that apply.

Open Text Responses

- please don't ruin it with a development
- Condos like those new in Scarborough off I-95 are ok but I would want the number and density limited. These are helpful for young professionals who can't yet afford a single family home
- Not wanting to see any higher density housing, multi family, duplex or condo housing. Would only want any further new builds to be single family detached only.
- Don't reduce the minimum lot size density and do not allow weed products to be grown in Lyman they stink up the entire Neighborhood
- A diverse mixture of residential housing, separated into comprehensive zones designed to attract and accommodate a diverse range of residential housing types
- There are enough places nearby to go to if desired as we all age.
- I am a big supporter of the minimum acreage to build in our town. I do not want to see developments go in. They decimate farmland.
- I would rather not see more new building but allow more options for expanding dwellings on existing properties.

Question 6: Which of the following types of residential development would you desire for the Town? Select all that apply.

Open Text Responses

- No multi family, condo or townhouse style homes.
- 55+ communities offer a tax base without the burden of child services (schools, etc.) Lyman's close access to Rt 95 make it a desirable location for older middle age/younger seniors who are still actively working.
- Single family homes only 3 acres minimum, family owned or not.

Question 7 has 296 answers (Checkboxes)



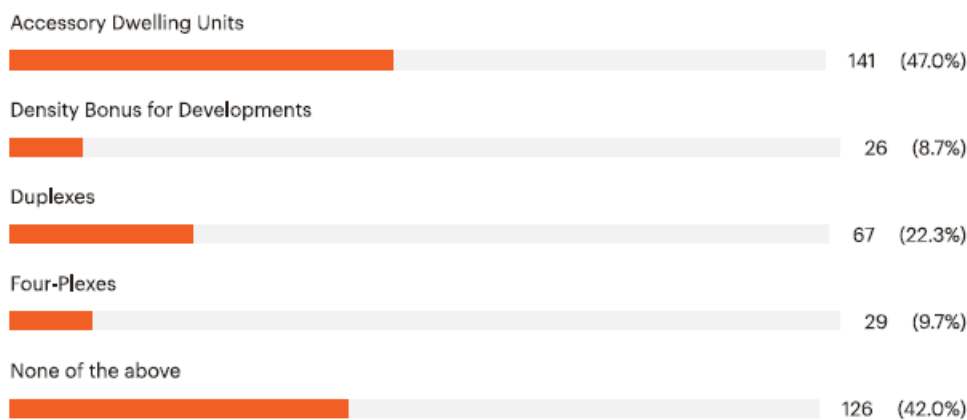
"7.) What types of the following Adult Use Marijuana Facilities would you choose to allow in the Town?"



Question 8 has 285 answers (Checkboxes)



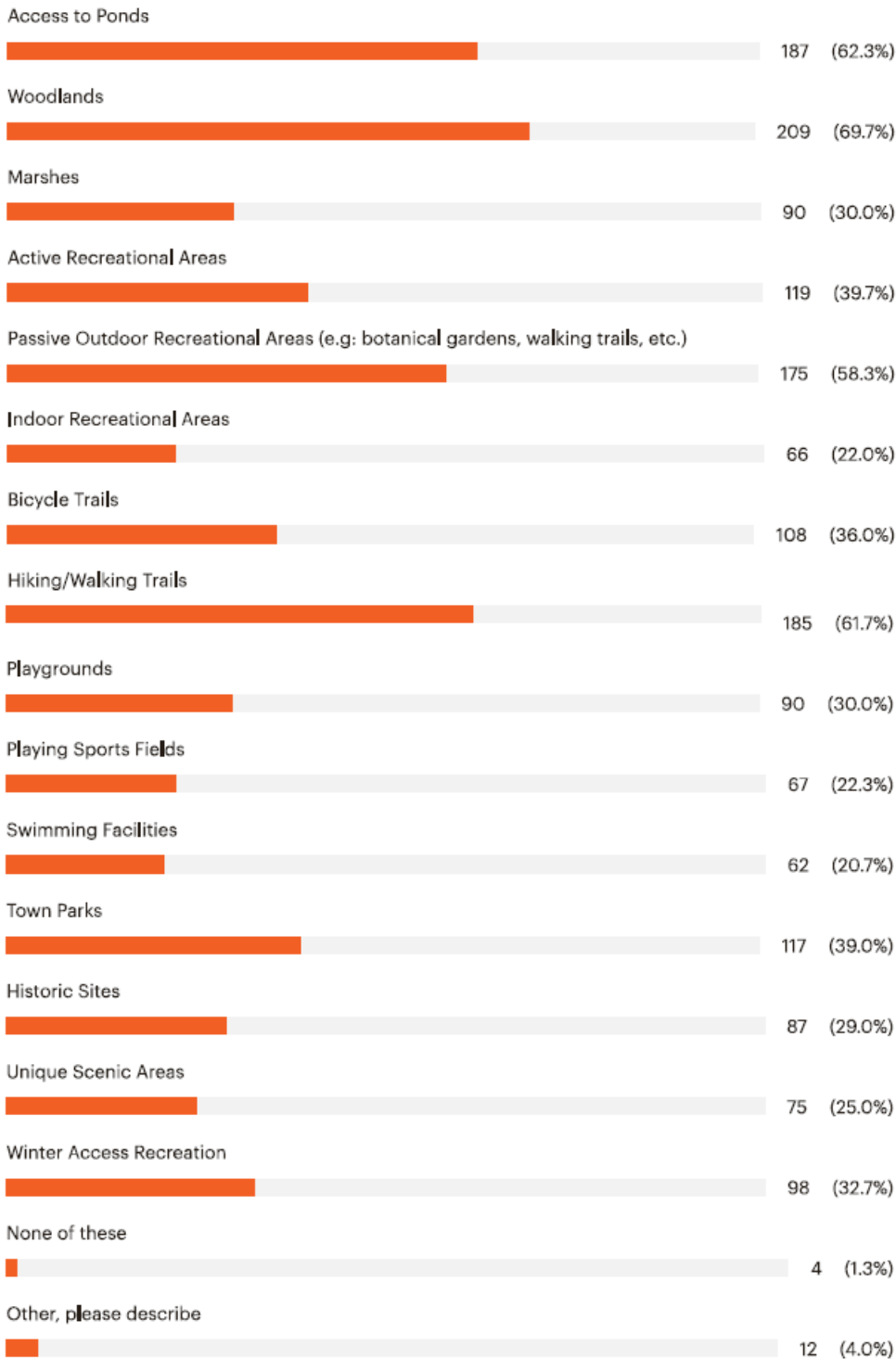
"8.) Which of the following types of regulations enacting in 2022 Housing Law (LD2003) would you desire for the Town? Select all that apply."



Question 9 has 299 answers (Checkboxes)



"9.) Which of these are important to you? Choose all that apply."



Question 9: Which of these are important to you? Choose all that apply.

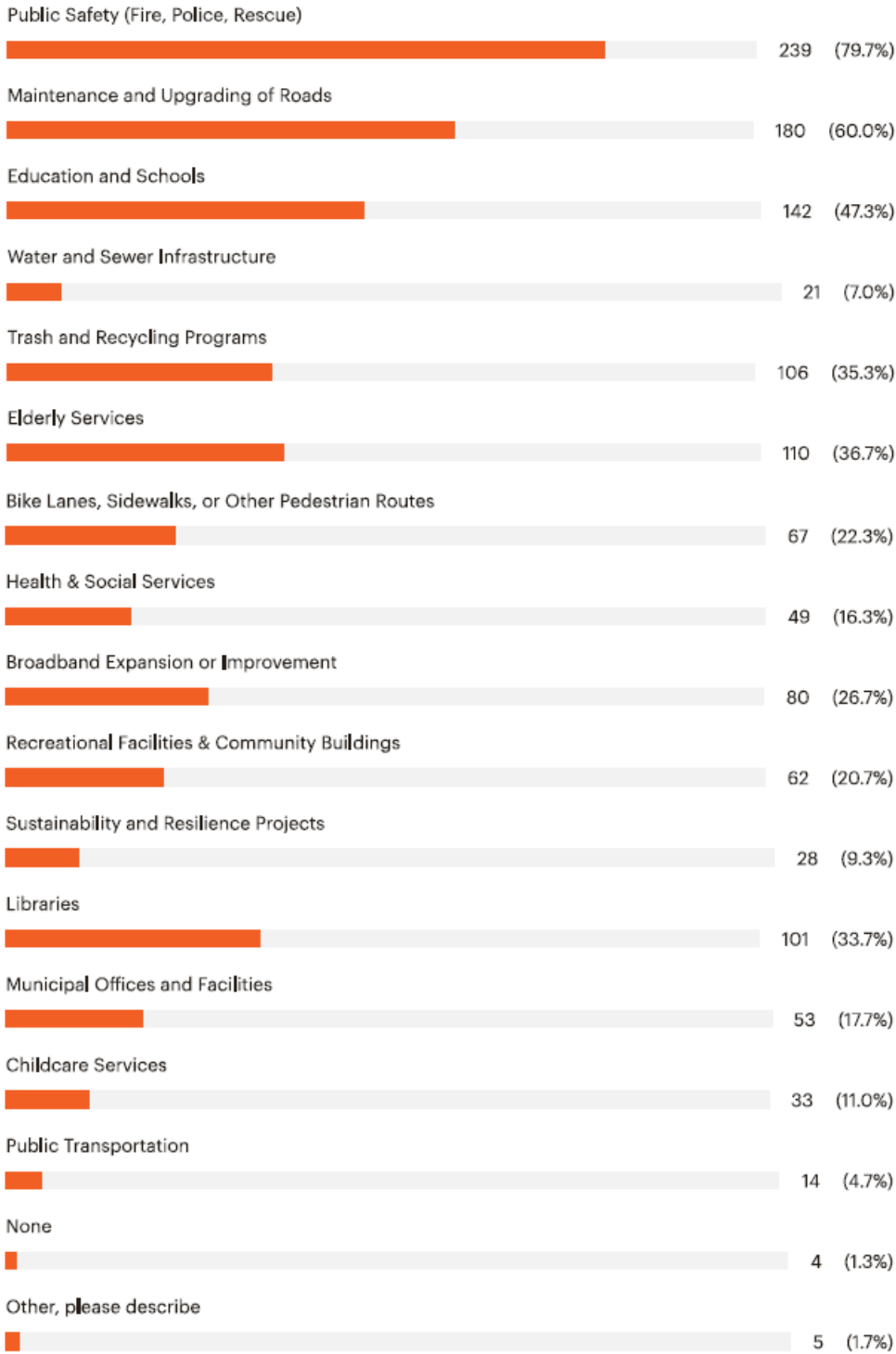
Open Text Responses

- Preserving local flora and fauna endemic to here, preserving what is great about living here for future generations
- I would like more access to ponds to swim. There are so many lakes/ponds here but they don't all have beaches for residents of Lyman.
- Not wanting to see any development for public access areas that require deforestation. Existing town parks could be expanded but
- Don't see the need for additional development of new areas.
- Snowmobile and atv trails
- Low maintenance natural recreation areas.
- Even though it is a rural community, I have no safe place to take a walk. People drive too fast and there are no sidewalks. I'm not looking to "hike"... just take a nice walk without worrying that I'm going to be picked off by a car or assaulted.
- we're fine the way we are. We don't need to add expenses to an already bloated budget.

Question 10 has 297 answers (Checkboxes)



"10.) From the Municipal Services below, which do you believe are the most important? Select your top five priorities."



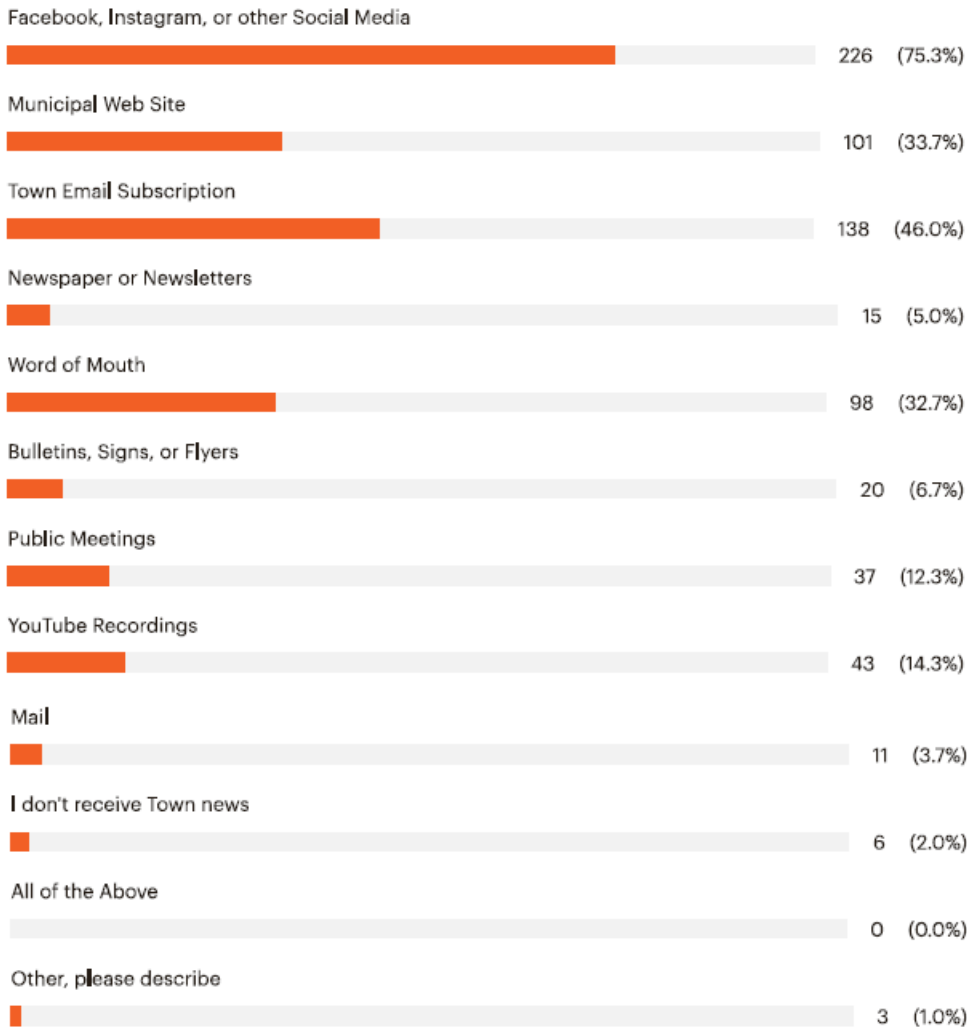
Question 10: From the Municipal Services below, which do you believe are the most important? Select your top five priorities.

Open Text Responses

- More attention to our lakes and ponds to keep them healthy.
- Maintaining the town's rural nature while encouraging selective commercial growth.
- Maintaining current Fire and EMT services
- After public safety, which is currently fine and adequate, all the other items are non essential.



"11.) How do you hear news about Town business, events, or happenings?"



Question 11: How do you hear news about Town business, events, or happenings?

Open Text Responses

- It seems like a lot goes on on The Happening page. I wish more was available on the official page and that minutes were published soon after a meeting as I don't have time to watch the full videos.
- My wife!

Question 12 has 37 answers (Open text)

"Thank you for taking our survey! Want to learn more about Town news, events & other notices? Subscribe to our email by entering your email address below to be added to our subscription list."

Question 12: Thank you for taking our survey! Want to learn more about Town news, events & other notices? Subscribe to our email by entering your email address below to be added to our subscription list.

Open Text Responses

- I love my town and would like to see a change that would allow people with 3+ acre lots to build a home for children who can't afford one on their own. 2 homes on one 3+ acre lot would help to keep our kids here in Lyman.
- Increase building (residential & commercial) lot size to limit growth.