

TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES

April 16, 2025

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: Vice-Chair Willian (Bill) Single called the Meeting to order at 5:30 PM. Attendance at the meeting included Planning Board members: Cecile Dupuis, Kevin Veilleux, Tim Rivard, Code Enforcement Officer Rebekah Thompson and Code Enforcement Assistant Julie Lemieux. Members of the public in attendance were: Jason Gauthier. Planning Board Chair Kelly J. Demers was absent.

Roll call. 4 voting members present.

NEW BUSINESS:

Jason Gauthier – 48 Burleigh Way – Map 6 Lot 28-6A – Best Practical Location for a shed in the shoreland zone

Mr. Gauthier presented a map showing his plan to build a shed at the bottom of a large slope closer to the shore for life jackets and other water equipment. Bill asked the size of the shed and Mr. Gauthier said 8'x10' (80 square feet). Lot size is 5.88 acres so it is a conforming lot. No building is allowed within 75 feet of the shore on a conforming lot. Cecile asked if there was a primary structure on the lot besides the garage and Mr. Gauthier stated that currently the garage also has their current living space in it and the in the future they hope to build their full residence.

Existing stairs were allowed as infiltration steps and permitted several years ago. Shed would be on blocks and not be permanent. Potentially an ice shack on skids would be permissible that could moved onto the ice in the winter time. Ice shacks do require the owners name and other info on it per the state.

Harper Residential Subdivision, Tax Map 3, Lot 87-3, and portion of Tax Map 3, Lot 87-2, Old Kennebunk Road, nine residential lots – Final subdivision application

Awaiting DEP approval and finalized homeowners association bylaws.

Carlisle Brook Estates – Map 4 Lot 22 – Preliminary subdivision application – review site walk notes from 4/12/25

Centerline of proposed road was staked out. Lot lines were pointed out along Walker Road and Carlisle Brook Road. Proposed Drainage was explained. Back lots were discussed. Potential of 2 lots accessed off of Carlisle Brook Road is a concern. Carlisle Brook Road is an existing private way that is not wide enough for two-way traffic. There is a road maintenance agreement for Carlisle Brook Road. Bill asked if the Planning Board could require that the portion of Carlisle Brook Road be brought up to town standards. The new road has good sight distance in both directions. There is a lot of rock on the lots that will have to be addressed during building the homes. The developer will not be building any houses.

Bill asked if the Planning Board can get a copy of the existing road maintenance agreement for Carlisle Brook Road. He also asked if Carlisle Brook Road needs to be upgraded to the second new lot for access as part of this subdivision. Julie asked if there is a required sight distance for the intersection. Cecile asked if Carlisle Brook Road would need to be upgraded to town standards to the second new lot. Street Ordinance - Private Road Standards section 2.1.5 for back lot access. Need fire department input. Public Hearing is 5/21/25. Discuss further at 5/7/25 regular meeting. Cecile mentions the applicant must request in writing the creation on a maximum 3 back lots.

SET NEXT AGENDA:

Public Hearing

Patrick Gagnon – Vehicle Inspection Station

Danielle Marquardt – Shore Rd new deck in shoreland zone

Regular Meeting

Patrick Gagnon – Vehicle Inspection Station

Danielle Marquardt – Shore Rd new deck in shoreland zone. More info needed including survey. 75 foot setback line is unclear. Should request certified survey with overlay of proposed deck.

Taylor Nest 1991 Alfred Rd Map 3 Lot 52 – Inquiry regarding business allowed on property
Carlisle Brook Estates - Subdivision

Subdivision Performance Guarantee – Rebekah found the reply from the Town Attorney with his suggested changes to the proposed wording changes. He removed the Treasurer and added the Planning Board as the responsible party. Will discuss at future PB meeting.

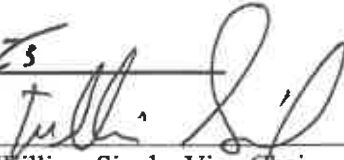
Cecile motioned to accept proposed agenda, Tim seconded, all voted in favor.


ADJOURNMENT:

Cecile Dupuis made the motion to adjourn at 6:36 PM. Tim seconded. All voted in favor.

APPROVED DATE: 5-7-2015


Kelly J. Demers, Chair


William Single, Vice-Chair


Cecile Dupuis, Secretary


Kevin Veilleux


Tim Rivard
