

**TOWN OF LYMAN**  
**PLANNING BOARD PUBLIC HEARING MINUTES**  
**March 19, 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.**

**PUBLIC HEARING CALL TO ORDER:** Chair Kelly J. Demers called the Public Hearing to order at 5:30 pm, to review the application of the Town of Lyman / Bunganut Parks Committee.

Attendance at the Public Hearing included Planning Board members: William (Bill) Single, Cecile Dupuis, Kevin Veilleux, Tim Rivard, Code Enforcement Officer Rebekah Thompson and Code Enforcement Assistant Julie Lemieux. Members of the public in attendance were: Patrick Gagnon, James Van Tassell, Kathleen & Tom Georgens, Chad Hoyt, Edward Sovetsky, Lisa Cook, Joe Wagner, Wayne Littlefield, Max Harper, Marion Davis, Holly Wooldridge, Cathy Miele, and Mark Williams.

The public hearing was recorded.

**DISCUSSION:**

The Planning Board opened this Public Hearing for the Town of Lyman / Bunganut Parks Committee, Tax Map 2, Lot 10, 224 Brock Road, for three (3) permanent docks.

Kevin Veilleux requested to be recused due to potential conflict of interest since he is Secretary on the Bunganut Park Committee and presenter of the application.

The town plans to install three elder friendly ramps at the town park on Bunganut Pond to help make it safer to access the beach areas for the public. These ramps were part of a grant that the town was awarded to help with elder safety and access at the park. The plans are to install the ramps at three locations: along the main beach, over in the area called The Pines which is a picnic rental area, and also further beyond is what's called the Y Beach, which is where the YMCA has a little beach area for their summer camp. The shoreline along this whole park is very steep and kind of eroded and rocky. There aren't a lot of safe areas to access the water, and these ramps will allow you to walk safely down with handrails, down a not too steep embankment slope and straight into the sandy portions of the beaches.

**James Van Tassell:** My only concern is I see this as a permanent structure. Depending on how the ice moves in the lake, there's about a week or so around this time of year where somebody's going to have to watch them because it'll shear 4x4s off.

**Kevin Veilleux:** The select board's reasoning for the permanent status is to allow safe access down these steep embankments in the wintertime for ice fishermen or ice skaters or anyone else that wants to gain access. The cut off for a temporary dock or other structure is seven months, after that it would have to be pulled out of the water.

**Kathy Miele:** You mentioned erosion of the banking, have any attempts been made to prevent this?

**Kevin Veilleux:** This is the first step. And basically each summer when the public uses the beach areas there's certain little areas that have over time become little foot paths to get into the water, and

those are the most eroded areas. What this will allow is to funnel the public to specific safe areas to get into the water and will allow us to block off those other little foot paths with plantings and a heavy duty bark mulch and stuff that will stop erosion and help reestablish the shoreline over time.

**Kathleen Georgens:** I represent the Bunganut Pond Association, you said one in The Pines and one at the YMCA beach, where is the third one?

**Kevin Veilleux:** Right at the main beach. If you come in the parking lot and look down where the huge pines used to be that came down, that's considered the main beach area. There's an existing set of aluminum stairs right in the middle, and the plan is to put the ramp off to the side where the slope is the lowest so the approach into the water will be the least steep. The main section of that is quite elevated above the water, so it would be a much steeper ramp if we put it in the middle there.

**Kathleen Georgens:** Was there any thought of trying to make these really ADA compliant?

**Kevin Veilleux:** That was considered, but the problem was you're limited to a 12:1 slope for every one foot drop you need 12 feet of ramp. So with the elevation change out there to be three to four feet from the embankment down into the sandy beach area you'd be talking about a 40 plus foot ramp, which is not really feasible – especially if they want to keep it as a year-round thing.

Hopefully in the future there will be some plans for a full ADA access kind of, not exactly a mini boat ramp, but maybe a concrete plank that allows a wheelchair to be rolled safely into the water.

**Kathleen Georgens:** When you talk about erosion control and bark mulch, what about the contents of that particulate going into and leaching into the lake itself. Introducing new products that are run off into the lake. The Association is very diligent in educating the public and owners around the lake about keeping your runoff clean, so that means keeping grasses at the edge of your property, not mulches, and being aware of all the invasive plants. Also, who would be installing and maintaining this, that would need to be concerned with all this.

**Kevin Veilleux:** First of all it would not be a bark mulch product that you would buy at Lowes or Home Depot. This would be a DEP approved, erosion control mix. Which is shredded stumps and trees and a much more wood grained material, this is approved by the DEP for shoreline installations. We'll also have native plantings like blueberry plants and stuff hopefully in the future to reestablish the actual vegetation along that steep embankment.

**Bill Single:** What one of the goals with these ramps is to get people to use the ramps instead of climbing down over the banking to get to the water. That's what's disturbing everything that's there. So, if they can get the people to use the ramps, that's going to protect the other bankings to not collapse. This is just the first step.

**Kathleen Georgens:** Will someone be watching over the patrons down around the beach to guide them to use the ramp, even if you're not challenged? It was my understanding there were some potential difficulties of the Y not being there, I don't know if they're going to be there this year or not.

**Kevin Veilleux:** Right now we are proceeding with the Y doing business as usual as in previous years.

**Bill Single:** I'm not sure the Y is going to supervise who's using the beach, but as far as that goes in the town's perspective I haven't heard anything that's been talked about yet as to how they would deal with that. I think this is just the first step of a lot of things to come.

**Kevin Veilleux:** We might try something like little rope barriers in some areas to funnel people to the ramp and maybe some signs that instruct to please use the ramps for access versus climbing over the embankments.

**Kathy Miele:** So to be clear, this is a people mover not a boat ramp.

**Kevin Veilleux:** That is correct.

**Kathy Miele:** In the future there won't be kayaks.

**Kevin Veilleux:** There's no plans at this point for that. Eventually we'd like to get some kind of safe access for paddleboards and kayaks, but no motorized things like that.

**Kathy Miele:** But at that point somebody will be looking at paddleboards and invasive weeds, and I know loons can come and bring those.

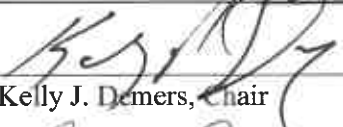
**Kevin Veilleux:** Absolutely.

**ADJOURNMENT:**

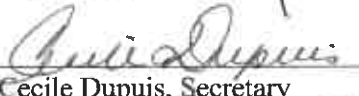
Kelly J. Demers closed the public hearing at 5:45 PM.

**APPROVED DATE**

5-7-2025

  
Kelly J. Demers, Chair

  
William Single, Vice-Chair

  
Cecile Dupuis, Secretary

Kevin Veilleux

  
Tim Rivard

**TOWN OF LYMAN**  
**PLANNING BOARD MEETING MINUTES**  
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**REGULAR MEETING CALL TO ORDER:** Chair Kelly J. Demers called the Meeting to order at 5:45 PM. Attendance at the meeting included Planning Board members: William (Bill) Single Cecile Dupuis, Kevin Veilleux, Tim Rivard, Code Enforcement Officer Rebekah Thompson and Code Enforcement Assistant Julie Lemieux. Members of the public in attendance were: Patrick Gagnon, James Van Tassell, Kathleen & Tom Georgens, Chad Hoyt, Edward Sovetsky, Lisa Cook, Joe Wagner, Wayne Littlefield, Max Harper, Marion Davis, Holly Wooldridge, Cathy Miele, and Mark Williams.

Pledge. Roll call. All 5 voting members present.

**NEW BUSINESS:**

**Town of Lyman / Bunganut Parks Committee, Tax Map 2, Lot 10, 224 Brock Rd.**

Mr. Demers noted that there were some good comments, questions, and concerns from the public and the Public Hearing that were all addressed to their satisfaction. The Board did not have any other concerns or questions. Mr. Demers then proceeded to the Findings and Conclusions for approval.

**Findings and Conclusions:**

**(1) Will maintain safe and healthful conditions:**

Cecile Dupuis made a motion that based on the information provided the applicant meets requirement one. Tim Rivard seconded the motion, with all voting in favor.

**(2) Will not result in water pollution, erosion, or sedimentation to surface waters:**

Cecile Dupuis made a motion that the applicant meets requirement two, as they will be working within the DEP regulations for erosion control and sedimentation, and the purpose of the ramps is to prevent further erosion and damage to the shoreland. Tim Rivard seconded the motion, with all voting in favor.

**(3) Will adequately provide for the disposal of all wastewater:**

Kelly Demers made a motion that requirement three is not applicable. Cecile Dupuis seconded the motion, with all voting in favor.

**(4) Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat:**

Cecile Dupuis made a motion that the applicant meets requirement four, as there will be less random waterfront access that could further damage the shoreland. Kelly Demers seconded the motion, with all voting in favor.

**(5) Will conserve shore cover and visual, as well as actual, points of access to inland waters:**

Kelly Demers made a motion that the applicant meets requirement five, as the intent is to protect the access to the water and prevent unnecessary access. Tim Rivard seconded the motion, with all voting in favor.

**(6) Will protect archaeological and historic resources as designated in the comprehensive plan:**

Bill Single made a motion that the applicant meets requirement six, as there are no archaeological or historic resources designated in the comprehensive plan. Cecile Dupuis seconded the motion, with all voting in favor.

**(7) Will avoid problems associated with floodplain development and use: and**

Kelly Demers made a motion that the applicant meets requirement seven, as it won't affect the floodplain, no serious changes to the water level, there will be no excavation or leveling, no damage to the shoreland, and they will be trying to restore part of the shoreland. Tim Rivard seconded the motion, with all voting in favor.

**(8) Is in conformance with the provisions of Section 15, Land Use Standards:**

Kelly Demers made a motion that the applicant meets requirement eight, and number 17 of the table Land Uses in the Shoreland Zone. Cecile Dupuis seconded the motion, with all voting in favor.

Based on the above findings and conclusions, the Planning Board voted on the date of 03/19/2025 to approve the application. The Board hopes this project is very beneficial to the town and the residents get to enjoy it. Kevin Veilleux wanted to point out that thanks to some grants, this is not costing the taxpayers of Lyman anything.

**Harper Residential Subdivision, Tax Map 3, Lot 87-3, and portion of Tax Map 3, Lot 87-2, Old Kennebunk Road, nine residential lots – Update on the Right of Way**

Mr. Demers stated that the Board had some questions regarding the right, title, and interest in the transference of the Right of Way. Mr. Demers read the email from attorney Joseph Lenkowski regarding the deed transfer from Thomas Plummer to Eric Harper for his section of the discontinued road, as there was some concern in the amount of road frontage that was listed on the deed. Mr. Demers then read the emailed response from the town attorney, Brad Morin, in which he stated that the deed releases only what was acquired when the road was abandoned.

The Board was looking for clarification that the wording on the deed wouldn't hold up or cause a future problem and are satisfied with the findings of the two attorneys.

Max Harper stated that the Homeowners Association (HOA) has had extra language added to make sure not to block the public easement on that stretch, for plowing and everything else, and keeping the developer in the Association until all the lots are sold.

The Board is just waiting for verbiage for the HOA and the DEP permit, and the subdivision can be approved with those as conditions of approval.

**Patrick Gagnon – 54 Wilderness Way– Map 3 Lot 33 –** Wants to add a vehicle inspection site, currently used for his landscaping company (this use will continue), this will be primarily used to inspect his fleet of vehicles used in his landscaping company. He has a five-bay garage for his business vehicles and a full-time in-house mechanic to ensure the safety of his vehicles, and this will save time rather than having to transport vehicles to another town to be inspected. It would be

open to the public as just a sticker station, there will be no storing or repairing of vehicles other than my own and no vehicles for sale. Everything will be in conformity with the EPA and DEP regulations, maintenance, production, storage, disposal of any and all hazardous materials, and public and ground water maintenance.

Mr. Rivard asked about the different types of vehicle inspections, and what this one would be.

Mr. Gagnon stated it would be a commercial station.

Mr. Rivard asked if that meant he would be able to do air brakes and tractor trailer trucks and would there be room for a tractor trailer truck to turn around in there.

Mr. Gagnon stated that they could go all the way around, that there was probably 200 feet all the way around the shop that's opened up to get tri axles and 18 wheelers in.

The Board went through the Site Plan Checklist to make sure the application was complete, and review and waivers requested. It was requested that Mr. Gagnon make note on the plans where all the exterior lights were and that the abutters noted on the survey needed to be updated. If the amount of business increases, there might be a need for more parking spaces to be created. If the State requires a State Inspection Sign, the Planning Board will need to know where it will be installed.

Ms. Dupuis made a motion that the preliminary application was complete subject to the size and location of the outdoor lighting apparatuses, that the parking spaces be noted, and that the survey be updated with the current owners of the property. Mr. Single seconded the motion, with all voting in favor.

A Site Walk was set for Saturday, March 29, 2025, at 9:00 am.

#### **SET NEXT AGENDA:**

##### **Public Hearing**

Jenna Salvas

##### **Regular Meeting**

Jenna Salvas

Patrick Gagnon – Review Site Walk notes

Harper Residential Subdivision – HOA / Final Application

Carlisle Subdivision – Preliminary Application

#### **MINUTES:**

##### **3/5/25 Public Hearing Minutes**

Kelly Demers made a motion to accept the public hearing minutes, Bill Single seconded. All voted in favor.

##### **3/5/25 Meeting Minutes**



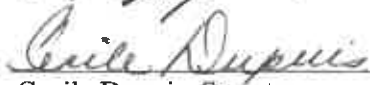
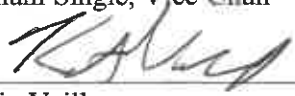
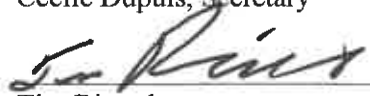
Cecile Dupuis made a motion to accept the meeting minutes, Bill Single seconded. All voted in favor.

**ADJOURNMENT:**

Kelly J. Demers made the motion to adjourn at 7:28 PM. Bill Single seconded. All voted in favor.

**APPROVED DATE:**

5-7-2005

 Kelly J. Demers, Chair	 William Single, Vice-Chair
 Cecile Dupuis, Secretary	 Kevin Veilleux
 Tim Rivard	