

TOWN OF LYMAN
PLANNING BOARD PUBLIC HEARING MINUTES
May 7, 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 following applications:

Patrick Gagnon – 54 Wilderness Way– Map 3 Lot 33 – Wants to add a vehicle inspection site, currently is used for his landscaping company (this use will continue)

Danielle Marquardt – 135 Shore Rd – Map 17 Lot 057 – Request for Best Practical Location for a deck within the shoreland.

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, Danielle Marquardt, Taylor Nest, Jim Logan and Kerry-Jo Sampson.

The public hearing was recorded on YouTube and open to the public on Zoom.

DISCUSSION:



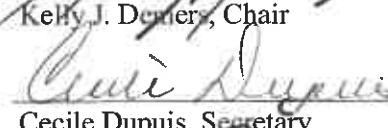
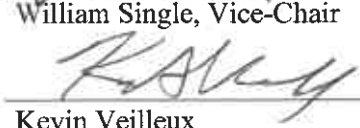
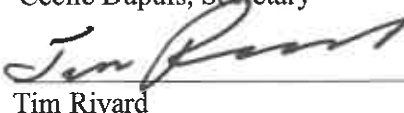
Patrick Gagnon presented his application to add a vehicle inspection station to his current landscaping company. No public or Board comment.

Danielle Marquardt presented her application for adding a new deck at her home at 135 Shore Road. No public or Board comment.

ADJOURNMENT:

Kelly J. Demers closed the public hearing at 5:33 PM.

APPROVED DATE:

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

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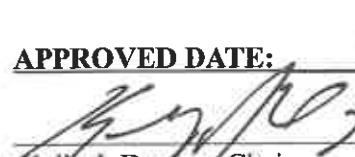
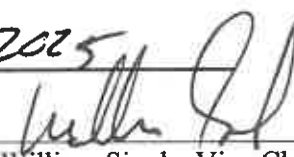
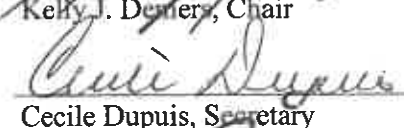
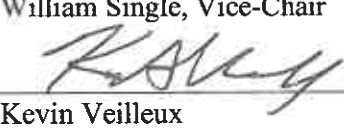

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APPROVED DATE:

 Kelly J. Demers, Chair	 William Single, Vice-Chair
 Cecile Dupuis, Secretary	 Kevin Veilleux
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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 5:33 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, Danielle Marquardt, Taylor Nest, Jim Logan, Erik Saari, Isaiah Plante, Troy Williams, Jeremy France, and Kerry-Jo Sampson.

Pledge. Roll call. All 5 voting members present.

NEW BUSINESS:

Patrick Gagnon – 54 Wilderness Way– Map 3 Lot 33 – Wants to add a vehicle inspection site, currently is used for his landscaping company (this use will continue)

Tim made a motion for review of Section 8.3.6 B, 16 Standards. Cecile seconded. All voted in favor.

Standard 1: Will meet the definitions of the use, the Zoning District requirements and any other requirements set forth in the ordinance.

Findings: The property is in the General Purpose zoning district, and the proposed business is an allowed use in that district.

Conclusion: Based on the above information and the information in the record the Board finds the applicant meets this standard by a vote of:

Yes 5 No 0 Abstain 0

Standard 2: Will not have a significant detrimental effect on the use and peaceful enjoyment of abutting properties as a result of noise, vibrations, fumes, odor, dust, light, glare, traffic, or other cause.

Findings: The building is set way back from the road.

Conclusion: Based on the above information and the information in the record the Boards finds the applicant meets this standard by a vote of:

Yes 5 No 0 Abstain 0

Standard 3: Will not have a significant adverse effect on the adjacent or nearby property values.

Findings: There was no evidence provided to the Planning Board to show any negative effect on nearby property values.

Conclusion: Based on the above information and the information in the record the Board finds the applicant meets this standard by a vote of:

Yes 5 No 0 Abstain 0

Standard 4: Will not create a hazard to pedestrian or vehicular traffic or significant traffic congestion.

Findings: The Board's concerns were addressed at the site walk and in the parking spots noted on the site plan.

Conclusion: Based on the above information and the information in the record the Board finds the applicant meets this standard by a vote of:

Yes 5 No 0 Abstain 0

Standard 5: Will not result in fire danger.

Findings: There are no concerns of fire danger.

Conclusion: Based on the above information and the information in the record the Board finds the applicant meets this standard by a vote of:

Yes 5 No 0 Abstain 0

Standard 6: Will not result in flood hazards or flood damage, drainage problems, ground or surface water contamination or soil erosion.

Findings: There are no concerns of flood hazards or damage.

Conclusion: Based on the above information and the information in the record the Board finds the applicant meets this standard by a vote of:

Yes 5 No 0 Abstain 0

Standard 7: Will not create a safety hazard because of inadequate access to the site, or buildings for emergency vehicles.

Findings: The driveway is long but allows for two-way traffic.

Conclusion: Based on the above information and the information in the record the Board finds the applicant meets this standard by a vote of:

Yes 5 No 0 Abstain 0

Standard 8: Has proposed exterior lighting which will not create hazards to motorists traveling on adjacent public streets, is adequate for the safety of occupants and users of the site and will not damage the value or diminish the usability of adjacent properties.

Findings: The structure is set back from the road and adjacent properties and has existing downward-facing lighting.

Conclusion: Based on the above information and the information in the record the Board finds the applicant meets this standard by a vote of:

Yes 5 No 0 Abstain 0

Standard 9: Makes provisions for buffers and on-site landscaping which provide adequate protection to neighboring properties from detrimental features of the development. The applicant shall provide a plan prepared by a Registered Landscape Architect, or other qualified professional approved by the Planning Board.

Findings: This standard is not applicable due to the nature of the proposal.

Conclusion: Based on the above information and the information in the record the Board finds the applicant meets this standard by a vote of:

Yes 5 No 0 Abstain 0

Standard 10: Makes provisions for vehicular parking, loading, unloading, as well as vehicular and pedestrian circulation on the site, and onto adjacent public streets which would neither create a hazard to safety nor impose significant burdens on public facilities.

Findings: The concerns of the Board regarding this standard have been properly addressed by the applicant.

Conclusion: Based on the above information and the information in the record the Board finds the applicant meets this standard by a vote of:

Yes 5 No 0 Abstain 0

Standard 11: Makes adequate provisions for the disposal of wastewater and solid waste for the prevention of ground or surface water contaminations contamination.

Findings: The activities proposed by the applicant should not cause any problems with the existing septic system.

Conclusion: Based on the above information and the information in the record the Board finds the applicant meets this standard with the condition by a vote of:

Yes 5 No 0 Abstain 0

Standard 12: Makes provisions to control erosion and sedimentation.

Findings: Existing building, parking and landscaping. The applicant meets the requirements.

Conclusion: Based on the above information and the information in the record the Board finds the applicant meets this standard by a vote of:

Yes 5 No 0 Abstain 0

Standard 13: Makes adequate provisions to handle storm water run-off and other drainage on the site.

Findings: Existing building, parking and landscaping. The applicant meets the requirements.

Conclusion: Based on the above information and the information in the record the Board finds the applicant meets this standard by a vote of:

Yes 5 No 0 Abstain 0

Standard 14: Provides for a water supply which meets the demands of the proposed use and meets the needs for fire protection purposes.

Findings: The current water supply should be adequate for the use.

Conclusion: Based on the above information and the information in the record the Board finds the applicant meets this standard by a vote of:

Yes 5 No 0 Abstain 0

Standard 15: Makes adequate provisions for the transportation, storage and disposal of hazardous substances and materials as defined by State and Federal Law; The storage of chemicals, explosives, or hazardous items as defined by the National Fire Protection Association Code 704, Class 3 or 4 materials are not permitted.

Findings: There will be no storage or disposal of any of these materials.

Conclusion: Based on the above information and the information in the record the Board finds the applicant meets this standard by a vote of:

Yes 5 No 0 Abstain 0

Standard 16: Will not have an adverse impact on significant scenic vistas or on significant wildlife habitat which could be avoided by reasonable modification of the plan.

Findings: The applicant meets the requirements.

Conclusion: Based on the above information and the information in the record the Board finds the applicant meets this standard by a vote of:

Yes 5 No 0 Abstain 0

Cecile made a motion to accept the application as complete and Final 16 Standards approved. Tim seconded. All voted in favor.

Danielle Marquardt – 135 Shore Rd – Map 17 Lot 057 – Board to discuss request for Best Practical Location for a deck within the shoreland.

The Board reviewed the site walk that was held on 3/29/25. A survey is required showing all the dimensions and the full 75-foot setback line from the high-water mark. Also, the existing shed by the water needs to be defined. Ideally, removing the existing non-conforming concrete path and stairs down to the water would benefit the proposed deck.

Carlisle Brook Estates – Map 4 Lot 22 – Preliminary subdivision application – Review Site Walk

Erik Saari of Altus Engineering presented the preliminary 6 Lot subdivision application for Carlisle Brook Estates. Kelly stated the site distances need to be shown from the intersection with the new private way and Walker Road. Mr. Saari stated the distances are shown on the road plan and profile sheet. Kevin asked if there is sight distance information for the intersection of Walker Road and the existing Carlisle Brook Road since one of the new lots will be serviced from that road. Mr. Saari stated that a potential solution is routing both driveways from the west lots straight to Walker Road. He presented a brief preview of the revised subdivision plan to be presented in the future, shrinking the lot total to 5 lots. Mr. Saari stated that he still has not heard back from the York County Soil and Water Conservation District.

Public Hearing scheduled for May 21, 2025.

Taylor Nest – 1991 Alfred Rd – Map 3 Lot 52 – Inquiry regarding business allowed on property.

Jim Logan of Longview Partners, LLC, representing Mr. Nest, presented a sketch plan for a 70'x100' building with associated parking. They have received preliminary approval from the Maine DOT for a driveway entrance on Rt 111 at the location shown on the plan. Mr. Nest has a septic tank pumping business and seems to best fit under the Lyman Zoning Ordinance as Business Contractor. Mr. Logan stated that he is confident a septic system can be adequately designed for the site. He estimates the area of impact will fall within the Maine DEP Permit By Rule of 20,000 SF to one acre. It may bump up to full DEP stormwater permitting depending on full site plan completion.

The Business Contractor use is confusing in the Zoning Ordinance, especially with the max employee occupancy of 3. Kelly stated that the Board would benefit from an interpretation from Town Counsel. Will return with full application.

Meeting Minutes:

Minutes from the 3/19/25, 4/2/25, 4/16/25 public hearing and meetings

3/19/25 Public Hearing Minutes: Cecile motioned to approve, Tim seconded. 4 voted in favor. Kevin abstained since he was a presenter at the Public Hearing.

3/19/25 Regular Meeting Minutes: Kelly motioned to approve, Tim seconded. All voted in favor.

4/2/25 Public Hearing Minutes: Tim motioned to approve, Kelly seconded. All voted in favor.

4/2/25 Regular Meeting Minutes: Kevin motioned to approve, Tim seconded. All voted in favor.

4/16/25 Regular Meeting Minutes: Kelly motioned to approve, Kevin seconded. All voted in favor.

SET NEXT AGENDA:

Carlisle Brook Estates – Map 4 Lot 22

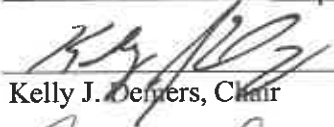
Taylor Nest – 1991 Alfred Rd – Map 3 Lot 52


Justin Tharpe - 92 Walker Rd – Map 3 Lot 78-4

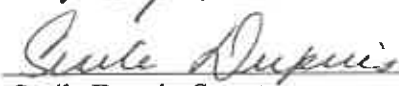
ADJOURNMENT:

Kelly made the motion to adjourn at 7:09 PM. Bill seconded. All voted in favor.

APPROVED DATE: 6-4-2025


Kelly J. Demers, Chair


William Single, Vice-Chair


Cecile Dupuis, Secretary


Kevin Veilleux


Tim Rivard