

TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES

May 21, 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: Chair Kelly J. Demers called the Meeting to order at 5:50 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: Susan Green, John Green, Kyle Mooers, Katelyn Mooers, Sarah Curley, Erik Saari, Jim Logan, Becky Logan, and Taylor Nest.

Pledge. Roll call. All 5 voting members present.

NEW BUSINESS:

Carlisle Brook Estates – Map 4 Lot 22 – Preliminary subdivision application

Erik Saari presented some planned revisions to the preliminary subdivision plan including moving and shortening the private way and reducing the lots from 6 to 5. There will be no driveway access from Carlisle Brook Road, with only 3 on Walker Road including the new private way.

Bill asked where the building envelopes will be. Mr. Saari stated the houses will be built toward the front of the lots towards the road. Kelly asked with the reduction in lots, could there be a reduction in curb cuts from 3 to 2? Mr. Saari stated it will depend on what the Fire Chief wants for turnaround. Bill asked if the lots fronting Carlilse Brook Rd could have a driveway to that road and Mr. Saari stated that it will be specified in the lot deeds that they cannot access Carlilse Brook Road. Kelly stated that he likes the new concepts that removes the driveways and turnaround issues from Carlilse Brook Road.

John Green noted that Carlisle Brook Road used to be a town road that ran through to Kennebunk Road but was abandoned by the town. Kelly noted that 2.3 Construction Standards. Tim noted Section 7.1 stating DEP approval is required if development is in excess of 30 acres. Mr. Saari stated the construction will not cover that large of area and will provide documentation. No other comments from the public. Will need recommendations from the Fire Chief.

Taylor Nest – 1991 Alfred Rd – Map 3 Lot 52 – Business Contractor 1 / Business Contractor 2 in Zoning Ordinance not defined – explanation from legal counsel

Kelly read the letter from Jill Cramer, Town Counsel review for definition of Business Contractor. Bill asked in a full commercial zone is there a limit on the number of employees on-site.

Justin Tharpe – 592 Walker Rd – Map 3 Lot 78-4 - Subdivision amendment – land swap

Bill asked if either landowner still had a mortgage and if so this won't be easy. Kyle Mooers explained the application that they are attempting to obtain an easement to a back lot to reduce the length of a driveway. This would be achieved through a 1.5 acre land swap. One of the two lots is in an existing subdivision and that is the issue here. Due to the lot changes, there needs to be an amendment to the original subdivision plan. Would be beneficial to see original subdivision packet to confirm there are no restrictions. Would the new lot being created be part of that subdivision or just the change in lot lines? Rebekah stated the question that needs to be answered is the specific property that is in the subdivision has any restrictions. If an abutter has any problems with the land swap then they need to show what that is.

Application Fees per Section 8.3.4

Bill motions to approve, Cecile second. Approved 5-0

Three sets of address labels per Section 8.3.5C

Kelly motions to approve, Bill second. Approved 5-0

Site Plan Checklist Review per Section 8.3.8

1. A site plan drawn to scale not smaller than one-inch equals forty feet. (1" = 40')

Bill motions to approve, Cecile second. Approved 5-0

2. Name and address of the applicant plus the name of the proposed development.

Cecile motion to approve, Kelly second. Approved 5-0

3. Total floor area, ground coverage and location of each proposed building, structure, or addition.

Bill motion to approve as N/A, Kelly second. Approved 5-0

4. Perimeter survey of the parcel, made and certified by a registered land surveyor licensed in Maine, relating to reference points. Plan must show true or magnetic North, a graphic scale, corners of the parcel, date of survey and total acreage.

Bill motion to approve, Tim second. Approved 5-0

5. All existing and proposed setback dimensions.

Kelly motion to approve, Cecile second. Approved 5-0

6. The size, location, direction, and intensity of illumination of all major outdoor lighting apparatus and signs.

Kelly motion to approve Waiver, Bill second. Waiver Approved 5-0

7. The type, size, and location of all incineration devices.

Bill motion to approve Waiver, Tim second. Waiver Approved 5-0

8. The type, size, and location of all machinery likely to generate appreciable noise at the lot lines, as well as estimated decibel level at property lines.

Bill motion to approve Waiver, Kelly second. Waiver Approved 5-0

9. The location, type, and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams, and watercourses as well as all utilities, both above and below ground.

Kelly motion to approve, Cecile second. Approved 5-0

10. All existing contours and proposed finished grade elevations of the portions of the site which will be altered, and the system of drainage proposed to be constructed. Contour intervals shall be specified by the Planning Board.

Cecile motion to approve waiver, Bill second. Waiver Approved 5-0

11. The location, type and size of all curbs, sidewalks, driveways, fences, retaining walls, parking space area, etc. and layout thereof, together with dimensions.

Cecile motion to approve. Kelly second. Approved 5-0

12. All proposed landscaped areas, size and type of plant material upon the premises.

Bill motion to approve Waiver, Kelly second. Waiver Approved 5-0

13. All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.

Bill motion to approve, Kevin second. Approved 5-0

14. The property lines of all properties abutting the proposed development, including properties across a street, or across a waterbody, together with the tax map and lot numbers, and property owners' names and mailing addresses on file at the Town Office within 10 days of the filing of the application.

Kelly motion to approve, Cecile second. Approved 5-0

15. An appropriate box on each page of the plans for the signature(s) of the Planning Board.

Kelly motion to approve. Bill second. Approved 5-0

16. Documentation of right, title, or interest in the proposed site.

Bill motion to approve. Kevin second. Approved 5-0

17. An on-site soils investigation report by a Maine State Licensed Site Evaluator. The report shall identify the type of soil, location of test pits and the proposed location and design for the subsurface disposal system.

Bill motion to approve, Kevin second. Approved 5-0

18. The type of any raw, finished or waste materials to be stored inside or outside of roofed buildings, including their physical and chemical properties, if appropriate.

Bill motion to approve waiver, Tim second. Waiver Approved 5-0

19. Traffic data: the Planning Board may require that the application include a traffic engineering study, should the project be considered one of substantial magnitude along any of the town's state highways where fast-moving traffic occurs (i.e. Route 111, 35 or 5). Should a traffic study be requested by the Planning Board, the following data shall be included:

- The estimated peak-hour traffic to be generated by the proposal.
- Existing traffic counts and volumes on surrounding roads.
- Traffic accident data covering the last three (3) years.
- The capacity of surrounding roads, municipal facilities, parking, and any other improvements, which may be necessary on such roads and facilities to accommodate anticipated traffic generation.
- The need for traffic signals and sign or other directional markers to regulate anticipated traffic.

Kelly motion to approve with no study needed, Cecile second. Approved 5-0

20. Any other information or data the Planning Board determines is necessary to demonstrate compliance with Town, State, and Federal regulations.

Kelly motion to approve with verification that no legal restrictions exist on properties to prevent land swap, Cecile second. Approved 5-0

Kelly motion that no site walk is needed, Bill second. Discussion: Cecile asked if abutters might have objections. Kelly states that the Zoning Ordinance says site walk "may be required" and public will still have input at public hearing. No site walk approved 5-0.

Public Hearing scheduled for June 18, 2025 at 5:30pm

SET NEXT AGENDA:

Allen Goodwin – selling acreage to neighbor involving 2 subdivisions. Question of ability to change lot lines in those subdivisions.

Brian Dancause – 1713 Alfred Road - Map 7 Lot 64 - Commercial Facility

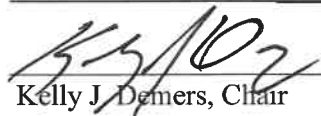
Taylor Nest – 1991 Alfred Rd – Map 3 Lot 52 – Business Contractor

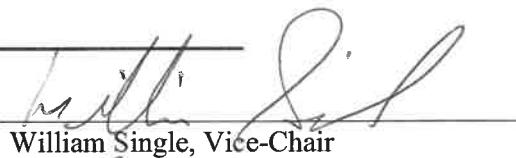
PB Bylaws

ADJOURNMENT:

Bill made the motion to adjourn at 7:26 PM. Kelly seconded. All voted in favor.

APPROVED DATE:


Kelly J. Demers, Chair


William Single, Vice-Chair

Cecile Dupuis, Secretary


Kevin Veilleux


Tim Rivard