

TOWN OF LYMAN
PLANNING BOARD MEETING MINUTES

June 4, 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 5:32 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: Allen Goodwin, Brian Dancause, and Todd Gammon.

Pledge. Roll call. All 5 voting members are present.

NEW BUSINESS:

Allen Goodwin – 27 Goodwin Lane – Map 6 Lot 28-5 – Proposed lot line changes to subdivision, no changes to roads -

Mr. Goodwin has five acres on Goodwin Ln, off of Frost Rd, with a house and a cabin (that is junk). His neighbor, Mr. Bradish, is interested in purchasing two acres to increase the buffer around his property, which will leave the required three-acre minimum lot and the required road frontage. He believes this to be a simple unencumbered transfer of property.

The deeds would have to be researched to see whether the lots can be divided and to see if there are any deed restrictions, make sure that setbacks are met, that the required road frontage is met, and you have the required minimum lot size. As long as there are no restrictions in the subdivision plans that prohibit the lots from being further divided and no Homeowner's Association (HOA) that would require all the owners to sign off on (this shouldn't be a problem, the subdivision was created in 1983) then it should be fine. Mr. Goodwin would need to look at his deed and see if it restricts his lot to a minimum of five acres, which the lots were required to be when the subdivision was created, but then years later that zone was changed to residential with a minimum of three acre lots

The Board doesn't see a problem with the transfer of the property to the neighbor as long as there are no restrictions in the deeds or the subdivision plans without a decision from them.

Brian Dancause– 1713 Alfred Rd – Map 7 Lot 64 – Commercial Contractor rental space -

Mr. Dancause explained the project they are looking to do commercial contractor rental space so plumbers, electricians, small businesses who need a garage with a small office and a bathroom to house equipment or supplies or whatever to have a place for them to have a home base. We are looking to do two six-unit buildings. There is currently a house on the property that will eventually get removed and we are planning to build some office space there. We would also like to have a

gravel storage area with a chain link fence around it with a key code for boats and RVs, or the contractors to park their work trailers and equipment in a safe place.

The theory behind the rental units is the worker parks their car in front of the building in the morning, gets the work van out of the garage and heads out for the day. At the end of the day, they park the van back in the garage, get in their car and go home for the night.

A driveway permit has already been obtained from the DOT, the line of sight was looked at, and a regional traffic engineer did a traffic study.

There is a pond on the property that will catch surface water runoff and treatment, and we plan to put a fire hydrant there for the fire department to use if needed. The pond will be lined with rubber and have sloped sides. Fire suppression in the building is not needed since there will be no one living in the units.

Application Fees per Section 8.3.4

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

Three sets of address labels per Section 8.3.5C

To be provided

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')

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

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

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

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

Kevin motion to approve, Tim second. Approved 5-0 (there will be a revision on the final plan)

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.

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

5. All existing and proposed setback dimensions.

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

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

To be provided

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

N/A Waiver to be provided

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.

Waiver to be provided

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.

Cecile motion to approve with the exception that the catch basins will be provided on final plans, Bill second. Approved with exception 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.

Kelly motion to approve, Tim second. 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.

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

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

Waiver to be provided

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

Kelly motion this is N/A, Cecile 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 with the exception of the owner across the street to be provided, Tim second. Approved 5-0

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

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

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

Bill motion to approve. Kelly 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.

Tim motion to approve, Cecile 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.

Cecile motion to approve with the condition that the applicant documents a forthcoming plan on how waste will be hauled, Kelly second. 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 new study needed, we will rely on the current data available, Bill 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.

The Board discussed what use would be appropriate for this venture and decided Commercial Facilities (2) and Commercial Outside Storage would be the best fit for this project.

Cecile motion to require DEP stormwater permits, Kelly second. Approved 5-0

Set Site Walk for Saturday, June 28, 2025, at 9:00 am.

Set Public Hearing for Wednesday, July 16, 2025, at 5:30 pm.

Patrick Gagnon – 54 Wilderness Way – Map 3 Lot 33 – NOD needs to be written. Checklist with dates and information has been handed out and a previous NOD for a similar project will be emailed as a template.

MINUTES:

5/7/25 Public Hearing Minutes

Kelly Demers made motion to accept meeting minutes, Cecile Dupuis seconded. All voted in favor.

5/7/25 Meeting Minutes

Cecile Dupuis made motion to accept meeting minutes, Tim Rivard seconded. All voted in favor.

SET NEXT AGENDA:

Brian Dancause – 1713 Alfred Road - Map 7 Lot 64 – May have revised/final plan

Carlisle Brook Subdivision – Final Plan?

PB Bylaws

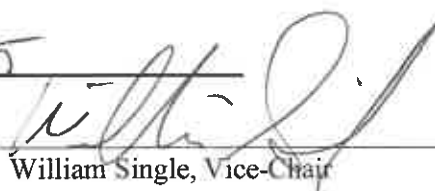
June 18 will be Cecile's last meeting of the Planning Board after 11 years.

ADJOURNMENT:

Bill made the motion to adjourn at 8:15 PM. Kelly seconded. All voted in favor.

APPROVED DATE: 8/28/25

Kelly J. Demers, Chair



William Single, Vice-Chair

Cecile Dupuis, Secretary

Kevin Veilleux



Tim Rivard