

## **CPC Report to Select Board - 6-19-25 meeting recap**

**I'm attaching what we submitted to SMPDC for our final review on the last three chapters we reviewed, the questions we answered that they sent us, and some other information we gathered to send along to them to help.**

**I would like to take a moment and say this group of individuals I'm serving with on this committee have made it a breeze, as large and difficult a project this is, especially with ever-changing state laws throwing kinks into our plans. No doubt this is a BIG tackle we're doing upgrading this comp plan to the standards required by the state, as well as the needs/wants of our community. It's definitely keeping us on our toes.**

**Truly every person on this committee brings great perspective to the plan in all our different walks and ages of life. :) We're able to be flexible with schedules to accommodate one another and SMPDC so we can get this work done on time. And whether we agree or disagree, we're all able to hear one another respectfully, consider other perspectives, and find a way to come to a decision and meet in the middle where we need to.**

**So I'd like to give a big THANK YOU THANK YOU THANK YOU to all CPC members for the commitment and input and collection of materials along the way! We're getting there, and I just know it's going to be AMAZING when we hit the finish line ;)**

**As this first phase concludes of CPC with SMPDC, I do also want to give a HUG shout-out to Peg and Tom for putting together some larger portions of this submission. And another big thanks to Don for the nits he catches, Kim for on the fly finding information on three-phase electric and gravel pits! She's a WIZ with knowing where to find things! And a huge thanks to Dave for all his information and knowledge on things that would be needed in different areas of town, whether it be commercial, village, planning a water district.... invaluable!**

**CPC will be pause until September 9<sup>th</sup> as we're waiting for SMPDC to gear up to start the next phase of the project.**

**We did receive a bit of news that was disappointing in that we will probably not have the Comp plan done until November of next year, if all goes well. Which would put us outside the window for the November election.**

**We've decided to look at this like a blessing in disguise, and plan on having materials and Comp plan members at the voting poll outside to hand out material and answer questions so people will basically have the full version they will be voting on to look**

over, read thoroughly, ask their questions, and vote 😊 We hope to schedule a special election and have that date picked out as we're handing out materials. All of this remains fluid and unsure until we get going with SMPDC again.

In the meantime, CPC will do another survey covering the last three chapters, host more public hearings to, again, keep the Comp plan out there in the spotlight for people to ask their questions and give their input.

We thank you for appointing us and trusting us with this project and look forward to getting it done over the next year!

**Info sent back to SMPDC:**

**Comprehensive Growth Plan – Lyman**

**FEEDBACK - Last three chapters and a few other things**

We would like to have input/vision regarding a Climate Change inventory. Tom Hatch will be submitting the information he has gathered thus far.

Our next meeting is Tuesday, Sept 9 at 6 pm. Does this work when SMPDC was going to be able to meet with us to launch the next phase?

Economy chapter

Mining was not a major economy. Does this include gravel pits we don't know. Attached is sheet of all gravel pit sin Lyman and shows who is and who isn't active. We do not know how much they contribute to the economy here.

Construction may be the highest industry, but our guess is these are probably mostly Sole proprietors. We probably should be look at the home occupations ordinances to be less restrictive to allow these types of industries.

Lyman does have a lot of remote work industry . We definitely could benefit from improved broadband infrastructure. Again, it all comes down to funding and the resources available to make this happen

Three-phase still not really present in town. Maps included showing where it is in town and how close it is to us in surrounding towns.

SMPDC mentions increasing or expanding commercial opportunities in Lyman. Potentially helps reducing commuter time or helping lower income families gain employment who may not be able to travel far for work. The other side of that coin is there is already a housing issue and adding more commercial might put a strain on housing. (ie., large employer in town employ hundreds/thousands of workers creating a housing need). We're not sure what the balance could/should be.

## Housing chapter

As far as inadequate year-round rentals as a housing issue – yes, increasing year-round rentals couple help support lower income families. Potentially reducing restrictions on multi unit site plan reviews is something that could be helpful to our town. We've attached housing trends on the MLS to provide you some info.

The TM is going to try to start a study on how many new builds and adds we permit each year. Don't know when we will have that data

Short-term rentals I'm sure don't help, but not sure how to encourage those to go to long-term rentals.

Another thing that needs to be changed, and I think it's from a previous chapter is under "state law and municipal zoning" SMPDC notes that only 2 of 3 requirements by LD2003 apply to Lyman, however our TM spoke with the housing department in the State and they confirmed that all three requirements apply to Lyman, which includes the density bonus. That section needs to be changed that Lyman needs to include density bonus in their ordinances

Also corrections for first three chapters I'm not sure I got to SMPD. My apologies.

Wadley misspelled. Wadleigh is the correct spelling. Massabesic misspelled

I'm pretty sure I sent SMPDC info on police stats, historic extras and zones other towns have, extra cemetery data. Do let me know if you don't have that.

Here is notes from one our members with pg numbers where there's an error/spelling noted above (ie Wadley and Massabesic) And other errors found.

\* p14 complete list of incidents?  
 p20 Wadley misspelled, public access  
 p21 Wadley misspelled  
 p25 Definition of Farms; Number?  
 Print out key Questions  
 p37 A massabesic misspelled  
 p40 "United"  
 p45 Question on snowshoeing  
 p49 Add list of zones in neighboring towns  
 p50 What about shoreland for nonconforming lots?  
 Commentary Section spreadsheet?

## UNDER PERFORMANCE STANDARDS

revised: July 2023

contact:

DEP: (207) 287-7688

Type Code: G = Gravel; Q = Quarry; TS = Top Soil; TC = Top Soil/Clay; C = Clay

155	BEAR MOUNTAIN PIT	LIVERMORE	G	Active
324	COOK PIT 324	LIVERMORE	G	Active
662	PIDACKS QUARRY	LIVERMORE	G	Active
509	BABKIRK PIT	LIVERMORE FALLS	G	Active
177	MORSE PIT	LIVERMORE FALLS	G	Active
249	STEVENSON PIT	LIVERMORE FALLS	G	Active
833	LUBEC PIT	LUBEC	G	Active
179	YORK COUNTY FISH & GAME	LYMAN	G	Active

462	HILL PIT	LYMAN	G	Active
308	GRAND BANKS MINING PIT	LYMAN	G	Active
508	MAST ROAD PIT	LYMAN	G	Pit Closed/Reclaimed
612	DUBOIS QUARRY	LYMAN	Q	Active
604	GENEST PIT-LYMAN	LYMAN	G	Active
582	STONEFIELD QUARRY	LYMAN	Q	Active
480	LAPOINTE PIT	LYMAN	G	Active
3	FRANKLAND PIT	LYMAN	G	Pit Closed/Reclaimed
402	DUBOIS PIT	LYMAN	G	Active
12	SMITH PIT	LYMAN	G	Active
24	SPENCER PIT	LYMAN	G	Pit Closed/Reclaimed
699	MACHIASPORT PIT	MACHIASPORT	G	Active
785	BEAULIEU ROAD PIT	MADAWASKA	G	Active
820	MADISON PIT	MADISON	G	Active
635	KELLER PIT	MANCHESTER	G	Active
837	LYON PIT	MANCHESTER	G	Active

# HOUSING CHAPTER

## LYMAN, MAINE

### COMPREHENSIVE PLAN

### COMMITTEE

I am pleased with the Housing Chapter as written and only want to share a few statistics straight from the MLS:

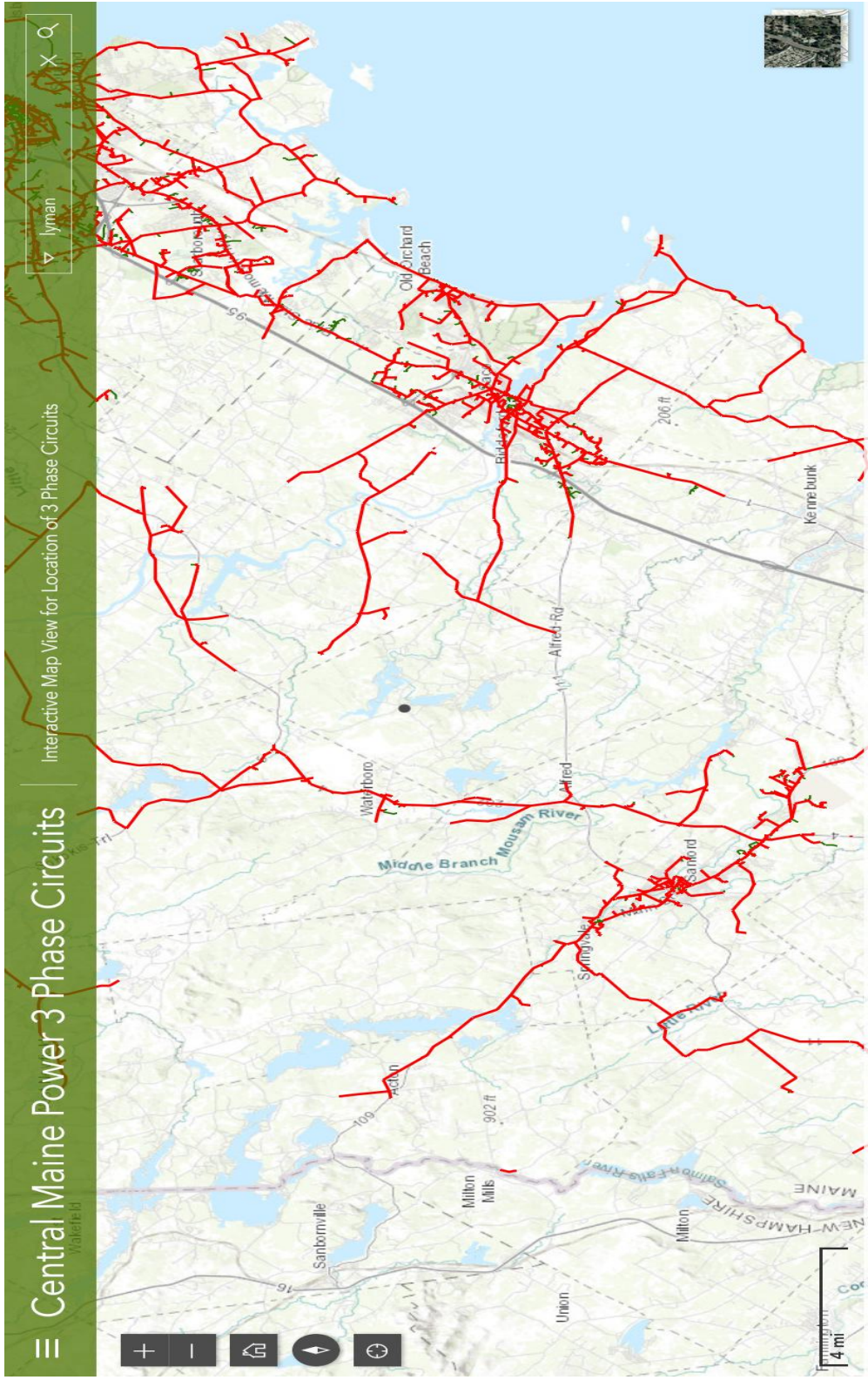
From May of 2024 to May of 2025 only 100 homes were sold and listed through the MLS. This averages to approximately 8 homes per month.

From May of 2024 to May of 2025 sold home values rose over 150k

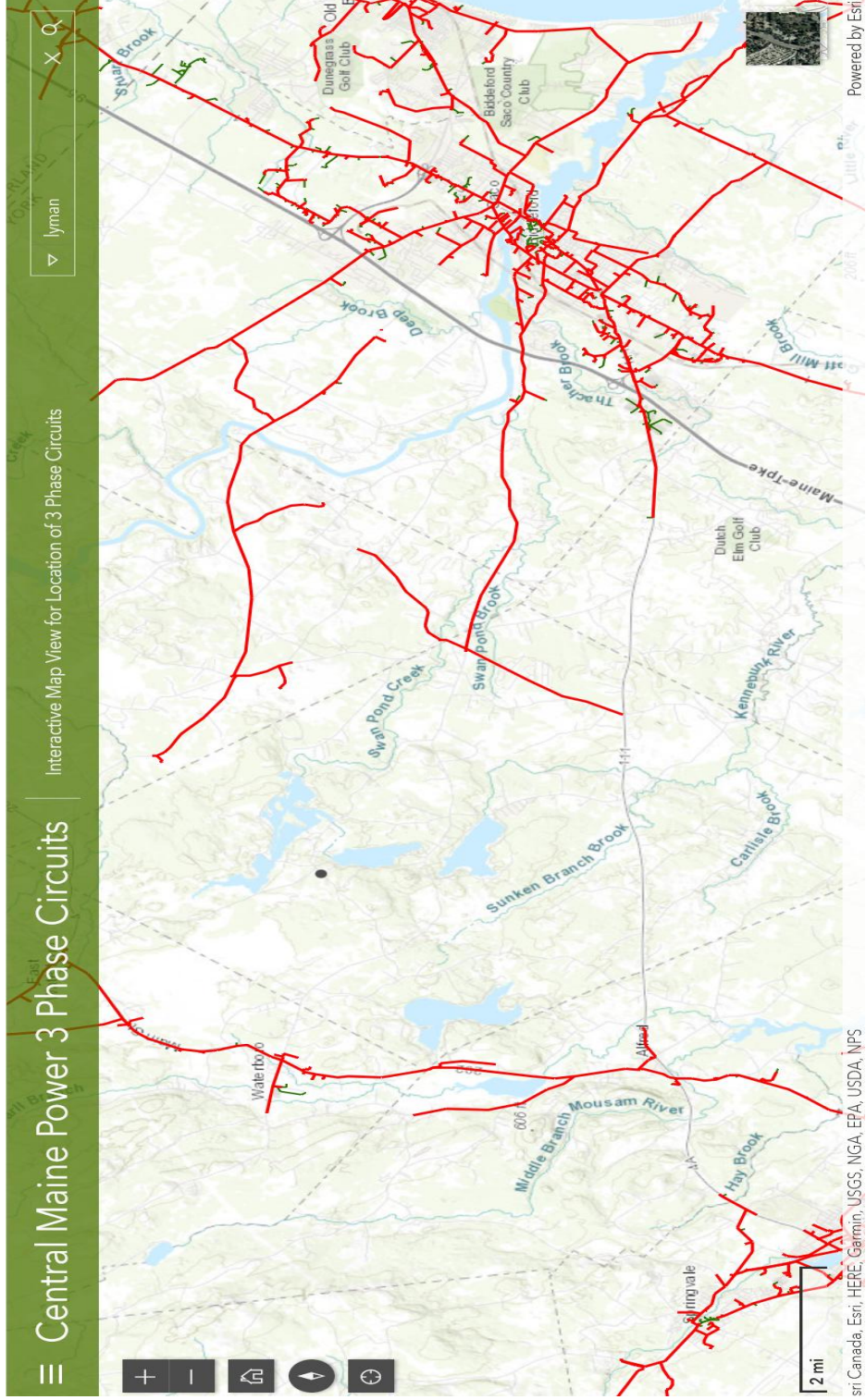
Affordable homes for the 50+ residents have become unaffordable with the price of lot rent in our one mobile home overlay, Keywood Manor. From May of 2024 to May of 2025 eight homes have sold in Keywood and their sold price ranges from 279K & 365K. Lot rent is \$650/month. This hardly qualifies as affordable for our older Lyman residents. I am truly concerned that if we do not do something to drive home the point that we need more elder housing in our town that we will start seeing problems. I am seeing more and more blighted properties and they have become a true concern as people are just unable to maintain their current home nor afford to leave it.

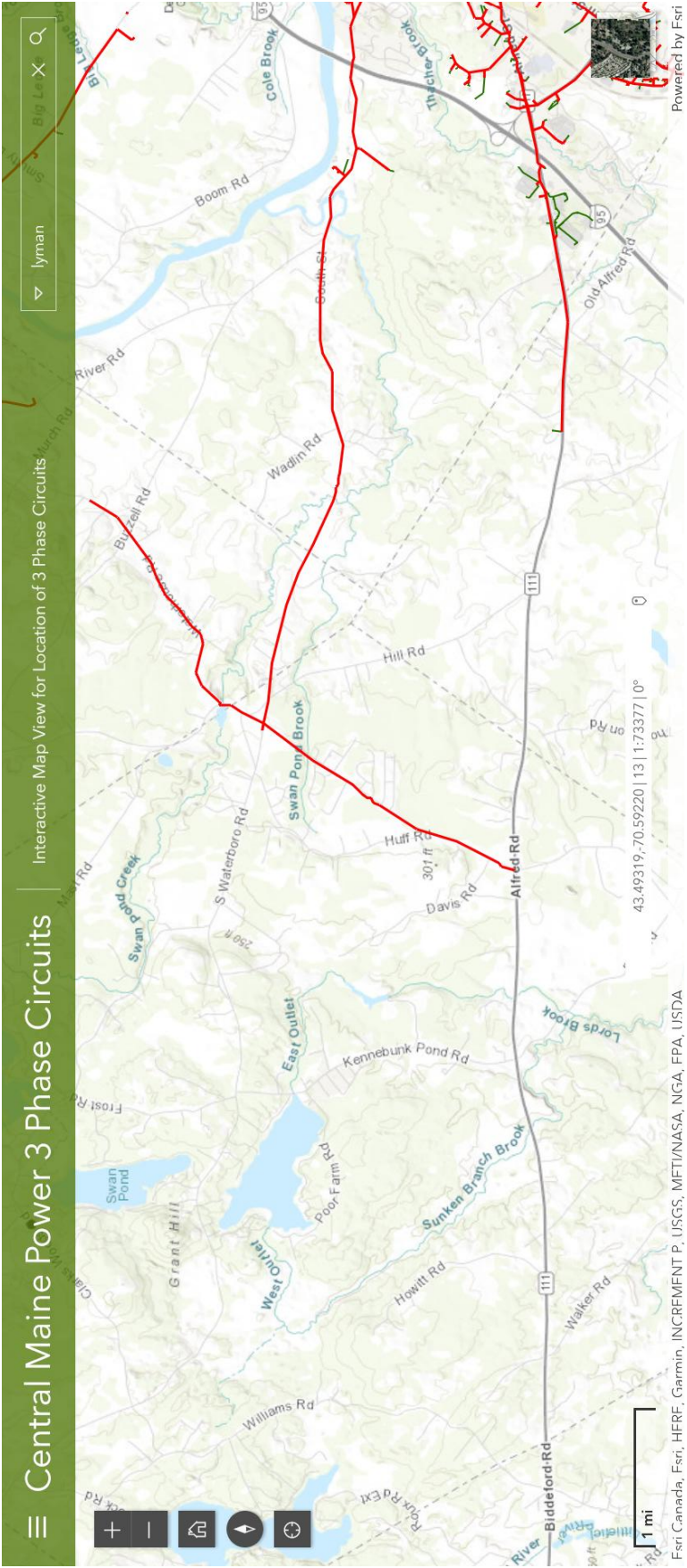
As to renters: Lyman does not currently have a good hold on short/long term rentals. Absent an ordinance that regulates rentals I am not sure the number would be really accurate even if we did have a number.



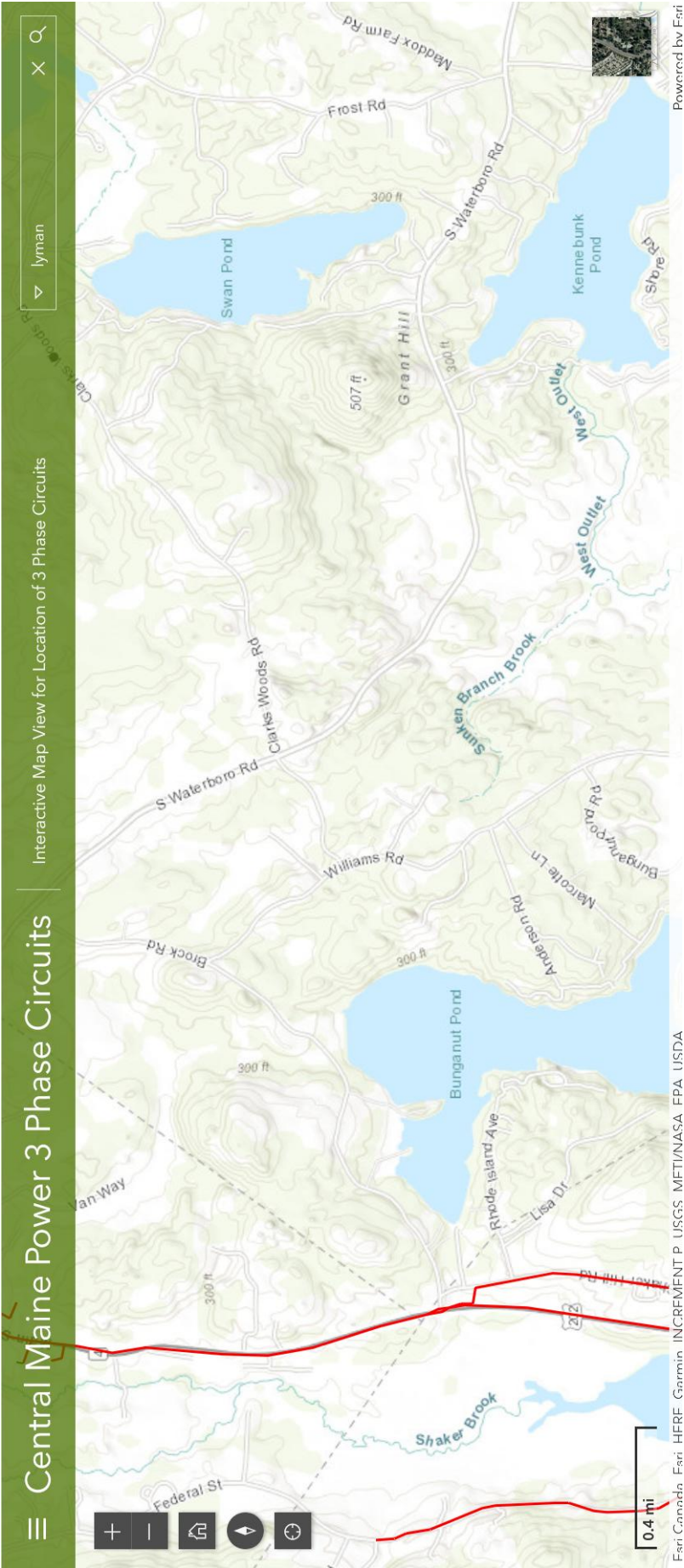










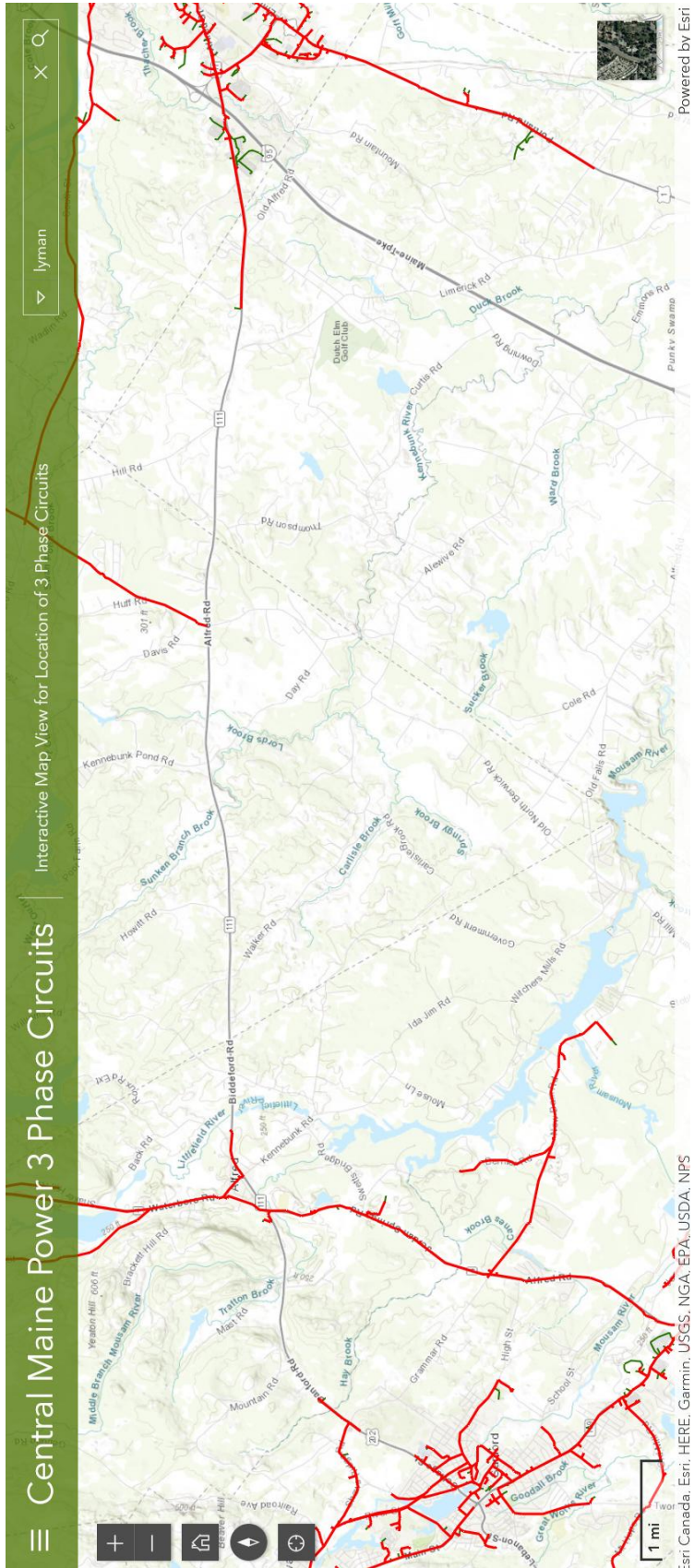


## Interactive Map View for Location of 3 Phase Circuits



Powered by Esri





## **CLIMATE CHANGE ASSESSMENT**

**RISK ASSESSMENT :** Description of Natural Hazards Affecting Lyman Maine Profiling Hazards

**Hazard #1 – Flood**

**Hazard #2 – Severe Fall/Winter Storm**

**Hazard #3 – Severe Spring/Summer Storm**

**Hazard #4 – Wildfire (Urban Interface and Wildfire)**

**Hazard #5 – Drought**

**Evaluate the following:**

- Probability of Future Occurrences
- Assessing Vulnerability – Overview
- Vulnerability of York County to each hazard
- Impacts of each hazard on Lyman Maine
- Identifying Structures
- Vulnerability of Existing Buildings, Infrastructure, and Critical Facilities
- Vulnerability of future buildings, infrastructure, and Critical facilities
- Estimating Potential Losses
- Location of Critical Resources
- Emergency Shelters

- Hospitals
- EMS Locations
- Water and Wastewater Treatment Plants
- Other Utilities (Power, Telecommunications)
- Transportation Network

## **5. MITIGATION STRATEGY**