

**Town of Lyman
Select Board Regular Meeting Minutes
Monday September 15th, 2025– Lyman Town Hall**

These are summary minutes in nature only and a full video recording of the proceeding is available to view on our YouTube channel at <https://www.youtube.com/@LymanTownHall/streams> or visit our website: <https://lyman-me.gov/committees/board-of-selectmen/agenda-and-minutes/>

Selectboard members present: Victoria Gavel, Amber Swett, Joseph Wagner, KerryJo Sampson
Selectboard members absent: David Alves

ITEM #1 **SPECIAL OFFERS/ PRESENTATIONS**

a. **Solar On Earth – Solar Subscription Presentation**

Eric Dore - Provided an overview of Maine’s Community Solar Program, which has been in place for seven years and supports the state’s goal of transitioning to clean, renewable energy by 2050. The program allows municipalities, schools, small businesses, and homeowners to subscribe to solar farms. In return, subscribers receive credits on their CMP bills, resulting in approximately 15% savings on electricity supply costs. CMP remains the utility provider for delivery charges and system maintenance. For the Town of Lyman, analysis of four meters over three years shows potential savings between \$38,000–\$54,000 over 20 years, depending on rate changes. Additional benefits include significant environmental impact. Enrollment involves no upfront cost and requires only an application. Subscribers receive two invoices: one from CMP for delivery charges and one from the solar developer for the discounted supply credits. Participation can be ended at any time. Several other Maine municipalities and school districts have already enrolled, including Bangor, Brunswick, Lubec, Waterboro, and Greenwood. Greenwood’s Town Manager was offered as a reference for further feedback. The Board agreed to place the program on the next meeting’s agenda for further consideration and research.

ITEM #2 **HEARING OF DELEGATIONS / PUBLIC INPUT**

a. **Public Input – Public in attendance will have up to 5 minutes to address the Board.**

Please use the podium to address the board and please be respectful of others. The Board may not be able to respond to Q&A during public comment; If you wish to be placed on a future agenda, please contact the Town Manager.

No Public Comment

- b. **Mail** •Public Hearing Notice Maine DEP •Days Mills Bridge Closure Notice Maine DOT
 •York County Sheriff’s Monthly Report •MMA Letter

ITEM #3 **UNFINISHED BUSINESS**

a. **Franchise Agreement, Updates if any**

Info has been sent to Town Counsel and currently awaiting response. In the meantime we can reach out to Shelly Winchenbach, the representative from Charter, and request a copy of the letter regarding consent for the Cox acquisition.

b. **Discussion – Kennebunk Pond Beach Gate Damages/Repairs – Tabled until 9/15/25**

Discussion to table the item until next meeting for further discussion.

Amber Swett – Motions to table the item until next meeting.

Joseph Wagner – Seconds the motion. Motion passes: 4-0-0

Amber Swett – Motions to move out of order Item #5; (a.) Special Amusement Permit, On A Plain Brewery

KerryJo Sampson – Seconds the motion. Motion passes: 4-0-0

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ITEM #5

NEW BUSINESS

a. **Special Amusement Permit – On A Plain Brewery**

Eric Dudevoir – Discussion regarding a special amusement permit for their brewery. The business has received requests to host events such as weddings, showers, and car club gatherings, as well as occasional live music performances. The Board clarified that the Special Amusement Permit expires the same as their liquor license and must be renewed annually along with their liquor license. The Board scheduled the hearing for October 6 at 6:00 p.m., prior to the regular Select Board meeting. The brewery also raised questions about modifying operating hours and event use of their space. Since the property is under contract zoning, any changes would need to go through the Planning Board. The applicant was advised to begin with the Code Enforcement Office for guidance on amending hours or permitted uses.

ITEM #3

UNFINISHED BUSINESS

c. **Discussion – Old Post Rd Abandonment Updates and Public Hearing Scheduled 10/20/25**

No Discussion

d. **KerryJo Sampson - Newsletter Updates**

KerryJo Sampson – Updated some information for correction and a final draft is ready to go out for October. On October 20th, the board can review some stats during their meeting.

ITEM #4

DEPARTMENT AND COMMITTEE REPORTS

a. **Fire Commission/ Fire Chief**

Letter submitted from Fire Chief Dylan Martin.

b. **Treasurer – Expense Report – Reviewed in packet**

c. **Town Clerk – Excise and Tax report – Reviewed in packet**

d. **Assessor – Tax Commitment Report – Reviewed in packet**

ITEM #5

NEW BUSINESS

a. **Special Amusement Permit – On A Plain Brewery – Motioned out of order, see above.**

b. **Discussion - David Rifkin Re: Peach Orchard/Schoolhouse Rd Abandonment**

The road is currently abandoned, and the Board can move forward the process of doing a formal abandonment as well as retaining an easement for travel by foot, vehicle and utility. If the Board wishes to pursue this, then the Town's Attorney will assist with legal notices. Abutting property owners will receive notices and a hearing will be scheduled. More information will be presented to the Board when it becomes available.

KerryJo Sampson – motions to move forward with the formal road abandonment.

Joseph Wagner – Seconds the motion. Motion passes: 4-0-0

c. **Discussion – Reschedule November 3rd Select Board Meeting (Election Nov 4th)**

The Board agreed to convene earlier in the morning to address warrant items, after which the meeting will be adjourned to allow the Clerk time to prepare the meeting room for the November 4th election.

Joseph Wagner – Motions to move the Select Board meeting scheduled on November 3rd, 2025 from 6pm to 9am to address warrant items.

KerryJo Sampson – Seconds the motion. Motion passes: 4-0-0

d. **Committee Re-appointment application – Cemetery Committee**

KerryJo Sampson – Motions to reappoint Sarah Hyland to the Cemetery Committee.

Joseph Wagner – Seconds the motion. Motion passes: 4-0-0

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ITEM #6

MINUTES

- a. Review / Approve meeting minutes 09/02/2025

Amber Swett – Motions to approve. KerryJo Sampson seconds. Motion passes: 4-0-0

ITEM #7

SIGN WARRANTS

- a. Payroll Warrant #13 in the amount of \$38,063.67

Joseph Wagner – Motions to approve. KerryJo Sampson seconds. Motion passes: 3-0-1 (Victoria Gavel, KerryJo Sampson, Joseph Wagner in favor; Amber Swett abstains)

- b. Accounts Payable Warrant #12 (FY2026) in the amount of \$114,966.85

Amber Swett – Motions to approve. Joseph Wagner seconds. Motion passes: 4-0-0

- c. Accounts Payable Warrant #14 (FY2026) in the amount of \$11,668.30

Amber Swett – Motions to approve. KerryJo Sampson seconds. Motion passes: 4-0-0

EXECUTIVE SESSION

1 M.R.S.A §405 (A) Discussion regarding personnel matters

KerryJo Sampson – Motions to go into executive session per 1 M.R.S.A §405 (A) Discussion regarding personnel matters. Amber Swett Seconds. Motion passes: 3-1-0 (Victoria Gavel, Amber Swett, KerryJo Sampson in favor; Joseph Wagner opposed.)

KerryJo Sampson – Motions to come out of executive session.

Joseph Wagner – Seconds the motion. Motion passes: 4-0-0

ADJOURN

Amber Swett – Motions to adjourn. KerryJo Sampson seconds. Motion passes: 4-0-0



Victoria Gavel



Joseph Wagner

David Alves



KerryJo Sampson



Amber Swett

I, Lindsay Gagne, Town Manager of the Town of Lyman, Maine, do hereby certify that the foregoing document consisting of 3 pages are the original minutes of the Select Board Meeting dated September 15th, 2025



Lindsay Gagne

