

Town of Lyman
Select Board Regular Meeting Minutes
Monday October 6th, 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, David Alves, Joseph Wagner, KerryJo Sampson
Selectboard members absent:

ITEM #1

SPECIAL OFFERS/ PRESENTATIONS

- a. **Public Hearing – Special Amusement Permit for On A Plain Brewery**
No Public Input
 - a. **Following the close of Public Hearing: Review/Approve Special Amusement Permit – On A Plain Brewery**
David Alves – Motions to approve the Special Amusement Permit for On A Plain Brewery
KerryJo Sampson – Seconds the motion. Motion passes: 5-0-0
- b. **Historical Society Presents: Historical Cemetery Walk at Goodwin Mills Cemetery**
Lyn Lord – From the Lyman Historical Society presents the Goodwin Mills Cemetery Historical Tours. The tours will be held on October 19th from 11am – 2pm with a rain date of October 25th. Tour guides will be at the Goodwin Mills Cemetery providing presentations of the various grave sites and historical events.

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.
Michelle Felicitti – The Lyman Newsletter has received a lot of positive feedback on social media. Michelle suggests the Board consider looking into purchasing the Church that is currently for sale on Church Street. Shapleigh has recently built a new community building which cost approximately 1.6 million for the project. The church is currently listed at \$495,000. The building could be used as a community building for Lyman and provide space for a food pantry, adult education, elder community outreach, and other community services. The Board would have to hold a Special Town Meeting for the Town to vote on the funds and purchase of the property.
- b. **Mail**

ITEM #3

UNFINISHED BUSINESS

- a. **Franchise Agreement, Updates if any**
KerryJo Sampson – MCMA has provided a new model franchise agreement and Tony Vigue has recommended the Board can start working on revising the Town's franchise agreement again. KerryJo will reach out to Tony Vigue to arrange a meeting with the Board.
Lindsay Gagne – Both Town Council and Charter Communications were contacted regarding the consent letter for the Cox acquisition. No response received as of yet.
- b. **Discussion – Kennebunk Pond Beach Gate Damages/Repairs – Tabled until 10/6/25**
The Board discussed repairs to the gate and the reinstallation of the gate arms. The Town still has both gate arms in storage. A new repair quote will be requested from the gate company before scheduling the work. There was also discussion about installing an additional security camera in closer proximity to the gate area.

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David Alves – motions to repair the gate and look into getting a third camera option added and use any funds needed out of the Kennebunk Pond Misc. Maintenance funds.

KerryJo Sampson – Seconds the motion. Motion passes: 5-0-0

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

d. Solar On Earth – Solar Subscription Presentation / Tabled from September 15th Meeting.

Discussion to clarify this item is not to build solar farms in Lyman but is a subscription for solar credits that are applied on the utility bill which lowers the cost. There is opportunity for cost savings, although somewhat low, and it's not determined when the subscription would become effective as there need to be enough subscribers to one farm before the credits can be applied. One recommendation is to enter into the subscription plan now and consider other options such as installing solar panels for the building during the Town Hall expansion phase. Otherwise, the Town could end the subscription if they later decide.

Joseph Wagner – Motions to table for now

David Alves – Seconds the motion. Motion passes: 5-0-0

ITEM #4

DEPARTMENT AND COMMITTEE REPORTS

a. Fire Commission/ Fire Chief

Next Fire Commission meeting will be on October 9th, 2025 at 5:15pm at GMFR. There will also be an open house event at GMFR on October 8th starting at 5p-8p.

b. Cemetery Committee – Quarterly Report – In agenda Packet

c. Comprehensive Plan Committee – Quarterly Report

Michelle Feliccitti – The CPC chose to add an additional chapter to the Comprehensive Plan that addresses Climate Change; however this topic really focuses on the Town's resilience to responding to natural disasters and impacts to Town infrastructure. Southern Maine Planning & Development Commission (SMPDC) has compiled data and will begin working on developing the inventory chapters. CPC will continue with public outreach and suggests the Town consider more budgeting for development and revisions of the comprehensive plan. CPC will be at Octoberfest on October 19th and will raffle some prizes and hand out information. Next CPC meeting is scheduled November 6th. December 4th, CPC will hold a meeting with SMPDC.

ITEM #5

NEW BUSINESS

a. RSU School Board Applicant for vacant board seat

David Alves – Motions to appoint Meghan Archambault to RSU57 School Board.

Amber Swett – Seconds. Motion passes: 5-0-0

b. Discussion - Timber Harvesting updates

Timber harvesting is still underway. Some limitations at the logging yards accepting timber have caused a slight slowdown, but work continues to progress.

c. Discussion – LED Sign updates

d. The LED sign is currently out of service due to overheating and electrical damage. The Town's IT contractor has been troubleshooting the issue and coordinating with the sign company to determine whether parts or services may be covered under warranty. It appears unlikely that warranty coverage will apply, as the sign was purchased separately and not installed by the company. The Town's insurance may cover a portion of the repair costs, though a \$1,000 deductible would apply. There is currently no budget allocation for LED sign repairs. The IT contractor will continue to review warranty requirements and, if necessary, obtain a quote for parts and services. The Facilities Department is also evaluating options to improve ventilation within the enclosure building to prevent future overheating.

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e. Review/ Approve letter regarding MDOT Project on Route 111

It was noted that there is no requirement for the Board to sign the project agreement. MDOT has indicated they plan to award the project bid this month, after which more details will be available regarding the routes contractors will use. Joseph Wagner suggested contacting Wayne Perry to discuss potential support from MDOT in response to increased traffic on Walker Road resulting from bridge construction. The Board also discussed reviewing and adjusting signage on Walker Road and Day Road as needed.

ITEM #6

MINUTES

a. Review / Approve meeting minutes 09/15/2025

Amber Swett – Motions to approve. Joseph Wagner seconds. Motion passes: 4-0-1 (Victoria Gavel, Amber Swett, Joseph Wagner, KerryJo Sampson in favor; David Alves abstain.)

b. Review / Approve meeting minutes 09/25/2025

Amber Swett – Motions to approve. David Alves seconds. Motion passes: 3-0-2 (Amber Swett, David Alves, KerryJo Sampson in favor; Joseph Wagner, Victoria Gavel abstained.)

ITEM #7

SIGN WARRANTS

a. Payroll Warrant #15 in the amount of \$33,004.52

David Alves – Motions to approve. Amber Swett seconds. Motion passes: 5-0-0

b. Accounts Payable Warrant #16 (FY2026) in the amount of \$732,309.00

Amber Swett – Motions to approve. David Alves seconds. Motion passes: 5-0-0

EXECUTIVE SESSION

ADJOURN


Victoria Gavel

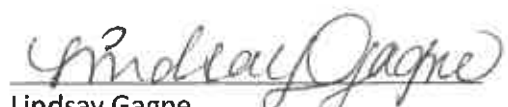

Joseph Wagner


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 October 6th, 2025


Lindsay Gagne

