

CPC held a Roundtable on 2/15/25.

We had freshly gotten the information from Survey 2, so we went over that in public and listened to those in attendance that had questions or wanted other information. More roundtables scheduled to be able to go over the Survey 2 results again and also the release of information from SMPDC that will be forthcoming before the next two roundtables are held.

CPC met on 2/20/25 with SMPDC

During this meeting we went over the second round of information from SMPDC for the Lyman Comp Plan.

There were a few things the committee asked to be added or looked into for why results were a certain way before SMPDC sends out the final version of this report to the CPC that we can share with the public.

CPC was helping gather some of the information for SMPDC that they wanted to see in the updated report.

Cemetery list, editable docs – asked TM to send

Current school numbers – MF getting

CPC also mentioned Survey 1 and 2 raw data – asked TM to send to SMPDC

This led to conversations regarding the 303 participants for the Second Survey. Is there a way to track repeats? 2/15/2

Thoughts on having people list physical address so it can be compared with how many voters are in that household.

A third survey will be planned, but waiting for data from SMPDC and analyzing Survey 2 data as a committee still.

CPC will be looking to see if there's anyone recent to add to the historic and archaeological resources page. Maybe an email blast going out requesting anyone that may know of someone or the historical society?

Next meeting March 6th at 6

Roundtable March 18 at 6 pm

Roundtable March 22 at 10 am



Comprehensive Growth Plan Survey (1) Results

Thank you for participating and giving us your feedback!

This was the first public survey conducted by the Comprehensive Plan Committee. Open from April 8th to May 3rd, 2024, the survey gathered feedback from over 150 participants. The committee continues to actively collaborate to develop a Comprehensive Growth Plan for Lyman that reflects the community's values. Stay tuned for more public surveys, workshops and roundtable discussions.

Comprehensive Plan Committee

Comprehensive Growth Plan Survey (1) has collected 159 responses

Question 1 has 159 answers (Radio buttons)

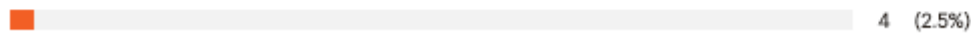


"Are you a resident?"

Yes



No



Question 2 has 159 answers (Radio buttons)

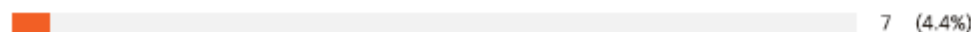


"Are you registered to vote in Lyman?"

Yes



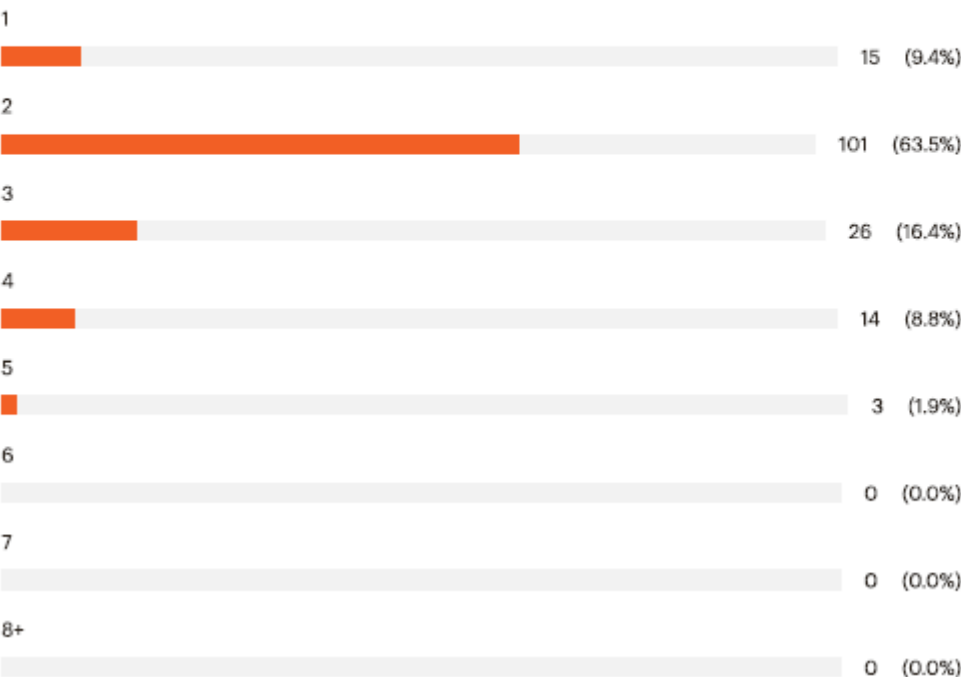
No



Question 3 has 159 answers (Radio buttons)



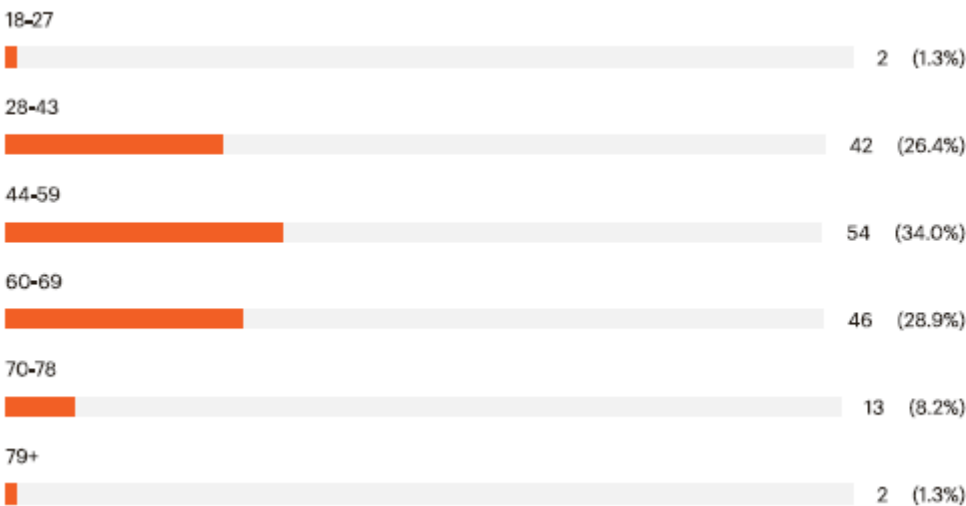
"How many members in your household are above 18 years of age?"



Question 4 has 159 answers (Radio buttons)



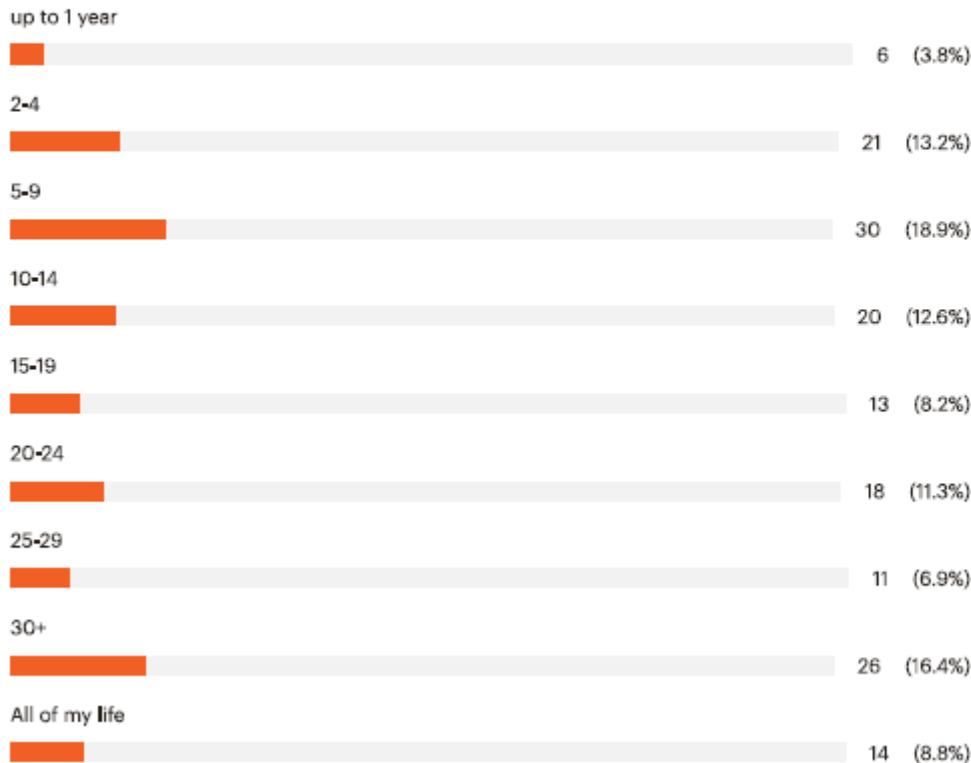
"What age group are you in?"



Question 5 has 159 answers (Radio buttons)



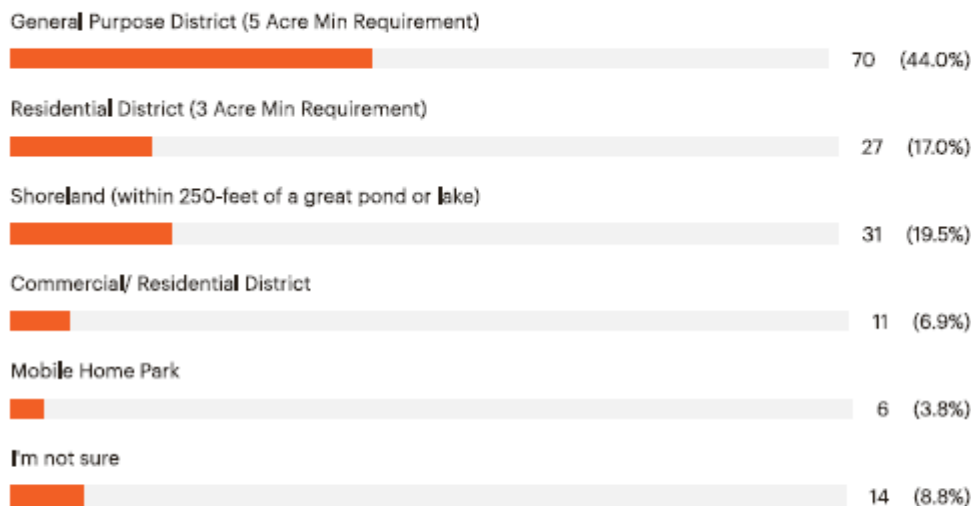
"How many years have you lived in Lyman"



Question 6 has 159 answers (Radio buttons)



"What zoning district do you live in?"



Question 7 has 159 answers (Radio buttons)



"Do you favor a reduction of minimum lot size requirements in the General Purpose (5 Acre) or Residential (3 Acre) districts?"

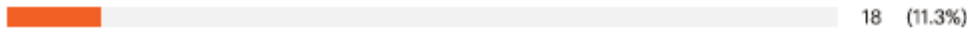
Yes



No



I'm not sure



Question 8 has 159 answers (Open text)

"How are you engaged with your community? If you are not engaged, why not?"

Question 8: How are you engaged with your community? If you are not engaged, why not?

Open Text Responses

- I'm new here!
- No time
- Very active in local church, regular library user
- We are engaged
- No engagement events. The library does a lot to help. Would be nice to build around its organization and create a town par and hold events.
- Not engaged. Part time resident.
- Current selectboard member, previous budget committee member, charter commission member
- Not engaged
- Good old boys/girls club. Done with Lyman politics.
- Don't understand the question
- I am on a few committees.
- Watch selectmans meetings
- I try to keep up with select board meetings and planning board meetings on YouTube. I follow Lyman pages on Facebook.
- Always helping out neighbors and go to meetings

Question 8: How are you engaged with your community? If you are not engaged, why not?

Open Text Responses

- I don't want the negative discourse from the book banning, conspiracy believing people to trash my name because we do not agree.
- Budget Committee
- A
- Just recently retired, so now more interested.
- Volunteer with non-profit organization
- I keep to myself mostly but have many friends in the area
- I help out my neighbors.
- Too many politics. If you're not somebody in this town then you're nobody.
- Attend meetings, vote
- I am currently not very involved, but have been in the past when kids were growing up.
- Just moved here 6 months ago. We are getting used to the town.
- I am a school board member.
- Participate in town committees.
- Don't understand this question. What does engagement matter?
- Always engage
- I'm not as engaged as I should be because I'm a college student currently.
- Too busy
- Yes, I am engaged in our community.
- Work as an election/ballot clerk. On the historical society committee.
- his question and the previous one are too vague. What lot size is being proposed, as it makes a big difference in how this question is answered. Secondly, engaged in what sense?
- Yes
- Get involved with issues that our community is and has dealt with, creating community events.
- I attend our annual town meeting. I stopped attending select board meetings as I find the atmosphere unpleasant.
- Not really engaged; too shy to get out there and meet people, and not really sure where to 'get out there.'
- Not here half of the time
- Actively
- I attend some public meetings and I vote. I volunteer at my local church and at the York County Fish and Game club. I attend town events but wish there were more of them.
- I have concerns about shore line use by none residents. Fishing on my land!!!!!!
- Watch all meetings, help with voting, engage with neighbors, member of Lyman Historical Society,
- I love my little town I live in I am not in favor of any changes to minimum lot sizes. It creates sprawl and low income housing efforts. The last thing Lyman needs is low income properties. Keep that in the larger cities that can afford the non tax payers

Question 8: How are you engaged with your community? If you are not engaged, why not?

Open Text Responses

- ☐ I'm a homesteader I avoid people.
- ☐ Municipal gov.
- ☐ Husband has limited mobility
- ☐ Was quite involved when family was younger. Not so much now.
- ☐ charitable giving
- ☐ No. Currently splitting my time between Maine and Florida.
- ☐ Volunteer
- ☐ Time constraints
- ☐ I try to be
- ☐ Very
- ☐ Blank
- ☐ I like Lyman's low tax rate and the people
- ☐ Not really much to be engaged in except volunteering for a committee. Not there yet, only lived here 5 years would be seen as an outsider I'm sure. And the choices below should be choose all that apply, not just pick one
- ☐ I am somewhat engaged. I watch online meetings of the various boards. Would like to see more Rec programs for adults such as bus trips etc.
- ☐ Yes
- ☐ No
- ☐ Yes.
- ☐ Church volunteer
- ☐ Yes
- ☐ Not interested
- ☐ I pay attention to the ongoing town issues, I find the town website confusing to navigate. Not very timely in terms of getting information from meetings on the website. I think if the town wants to grow we need to update the town website to make it easier to navigate.
- ☐ I'm not. I don't have the time
- ☐ Not really engaged at all the community is on the older side
- ☐ Somewhat
- ☐ Get together with neighbors, members of YCFGA
- ☐ Yes
- ☐ I go to the library and support local business's
- ☐ Yes. Regularly
- ☐ Library user
- ☐ Fire/EMS (GMFD) and 911 Dispatcher

Question 8: How are you engaged with your community? If you are not engaged, why not?

Open Text Responses

- Yes. Attending many town meetings. However, never helpful or had any questions or issues answered
- I tried but the groups that fall under the town hall, the folks were not very welcoming when I wanted to volunteer or I never heard back.
- I attend some functions
- Kids are in the schools we are active community members in many different ways.
- Have not been engaged due to personal reasons.
- Involved in pond business and activities along with Town's activities
- Enough
- We visit local businesses.
- We support local businesses.
- Communication on how we can become involved is not easy to find.
- Not very. I went to one town meeting. It went late (I go to work early), they talked about things that I don't understand. I'm very involved in my church (out of the area), work 50 hrs a week and have a home and family to take care of. I trust the people that I vote for to do
- We all vote
- Not engaged
- Not, I spent 30 great years deeply involved with the FD, felt like it was time for others to flourish
- Lack of time
- Children in school system
- Work and family not much time.
- Just too busy with work and kids activities.
- I was more engaged when my children were young. It seems like status quo doesn't like change very much.
- At this time I am not. I am full time caregiver for my mother who has dementia.
- Engaged mostly around elections and/or changes specific to the town. I am not more engaged due to work schedule and other commitments
- I pick up litter on the sides of my road, I go to town parks. I am not currently in any town committees but have considered the Bunganut Park Committee when I am less busy in my personal life.
- No specific reasons
- Attend the few events offered for kids.
- Vey
- Yes
- No, not much community events so I tend to go to other community events in neighboring towns.
- None because they don't use common sense
- No time and health limitations
- Work takes all our time.

Question 8: How are you engaged with your community? If you are not engaged, why not?

Open Text Responses

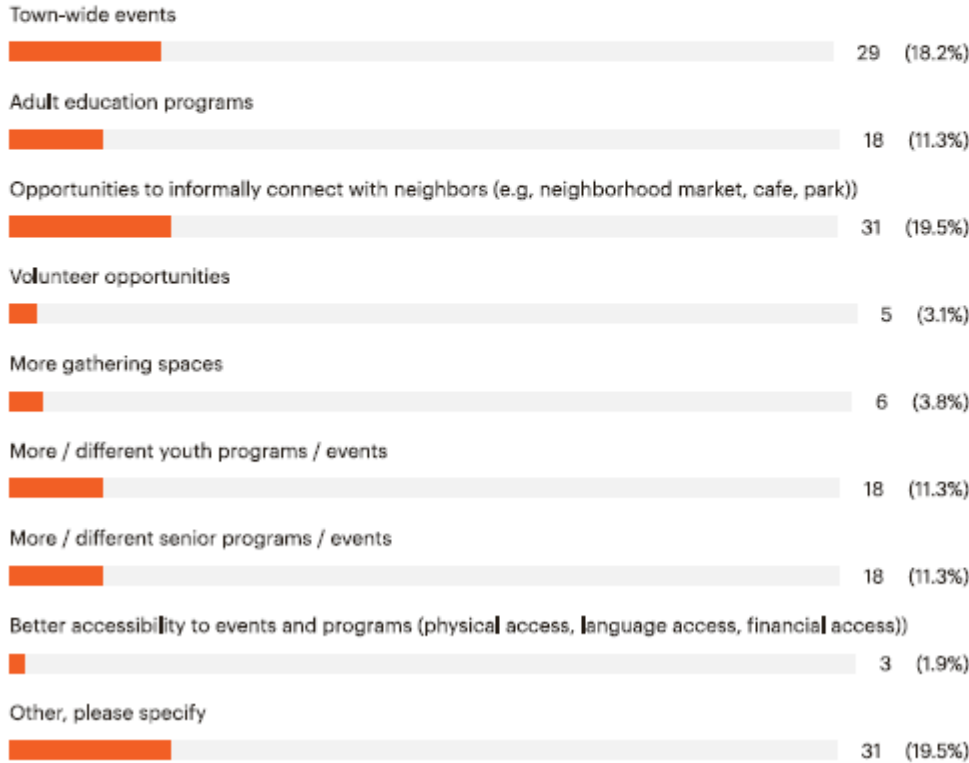
- Via Facebook. I run my own farm and business and am extremely busy
- Resident
- Not yet, just moved here.
- I am engaged, we are on a private road where we have to work together to maintain it.
- I work a lot. No time
- Not much. What is there to be engaged in?
- Own a business
- I am not engaged
- Very.
- I was on the appeals board. My husband s selectman in the past.
- Yes I am engaged. I have been on the cemetery committee in the past. Have attended many engagements associated with LES.
- We Vote, attend annual meeting. Occasionally attend town hall meeting
- I was part of the Kennebunk beach committee. Also have done trail work with Lyman snowmobile club and ATV club. Helped build the ice rink the first year
- No
- I volunteer with many local youth groups with in the district
- Yea
- I vote. My kids go to school here.
- I am engaged with my community
- Gatherings
- Yes
- I'm not. Don't like people/public
- Not engaged due to working full time and not much time to attend events.
- Yes
- School sports
- N/A
- Fairly engaged.
- I participate in all elections, stay informed of select/planning board activities, and stay closely engaged with my neighbors and family members that live in Lyman.
- I am not involved due to time constraints
- We love frequenting the library and local lakes
- Town is too bigoted
- Town board/committee member, attend town meetings and some Select Board meetings

Question 8: How are you engaged with your community? If you are not engaged, why not?

Open Text Responses

- Getting involved in the community is intimidating to me. I witnessed all the turmoil within the town hall play out on Facebook and I do not want to be associated in that in any way, shape, or form. It seems common practice to talk about only negativity, then post all about it
- Go to local church. Not sure of other ways I can engage.
- Politically active.
- NA
- I'm a youth basketball coach
- Never took the time
- I am a member of Parks and Recreation
- Minimal. Have had summer property here for over 10 years but just moved here full time 2 years ago from another local town. Still very connected to that town as well and work out of state some days as well.
- To political
- Not as much as I would like. Having enough time is a factor.
- No
- I attended a hearing on cluster housing last year and quickly realized it had already been decided beforehand. A waste of effort and time on our thoughts!
- Not very
- To busy working to pay bills and taxes
- I want to be left alone and not pay a ton attention f property tax
- Coach and volunteer in youth sports
- I engage in the areas that matter most to my family
- Watch you tube
- Only with my neighbors
- Yes my husband & I are engaged.

"What Amenities, programs, or infrastructure would encourage you to be more engaged with your community?"



Question 9: What amenities. Programs, or infrastructure would encourage you to be more engaged with your community?

Open Text Responses

- None
- What ways can we learn more about this town.
- NA
- None
- A more welcoming reception to those who volunteer.
- You can only choose one from above and not several:(
- I have a difficult time using the town website to learn of upcoming events. I do not use Facebook.
- Boat launches for Swan Pond, Bunganut Pond and better launch at Kennebunk Pond.
- Nothing
- Better boat launch access
- Several of the items above such as town wide events, farmers market, senior programs.
- Nothing. I prefer my seclusion. That is why I moved here.

Question 9: What amenities, Programs, or infrastructure would encourage you to be more engaged with your community?

Open Text Responses

- I think 1,3, and 4 are equally important
- More of town services... ie: cafe, actually shops, etc
- Not sure
- Green spaces. Preserve trail systems for hiking, biking, walking, horse back riding
- Things such as parades, open houses at the fire dept, events at the library and community activities are more of interest to me
- I hit "other" because I wanted to select more than one: They are 1) more gathering spaces and 2) More/different youth programs/events. Expand our downtown from the library and small park. The lack of rec programs in summer and on breaks (I know we partner with the Y in Sanford but the cost is hard for many families to take), and lacking a full playground and gathering center in the heart of downtown make it less family friendly than surrounding towns. Also, and I cannot overstate this: We need sidewalks. On South Waterboro Road, Kennebunk Pond Road, Day Road, Hill Road, Huff Road at the very least. All of these roads are dangers for kids and families to be on.
- Honestly, I don't want Lyman to change.
- Walking trails would be great.
- Nothing ..because I see what is happening to our wonderful town and not much common sense in reasoning. Glad I'm on the down side of the hill. SAD!!
- None. Basically, we want to be left alone. If you want community horse crap, move.
- Trails for walking, running, snowmobiling
- I'm interested in a minimum 2 mile walking path that is smooth (dirt or paved). It should be wide enough for bikes too but no other traffic. I have been unable to find anything like that in Lyman.

Question 10 has 41 answers (Open text)

"If you'd like to receive notifications, events, surveys and other information, please enter your email address below to subscribe to our email list and receive Town emails. "



Comprehensive Growth Plan Survey (2) Results

Thank you for participating and giving us your feedback!

This was the second public survey conducted by the Comprehensive Plan Committee. Open from January 20th to February 20th, 2025, the survey gathered feedback from over 300 participants. The committee continues to actively collaborate to develop a Comprehensive Growth Plan for Lyman that reflects the community's values. Stay tuned for more public surveys, workshops and roundtable discussions.

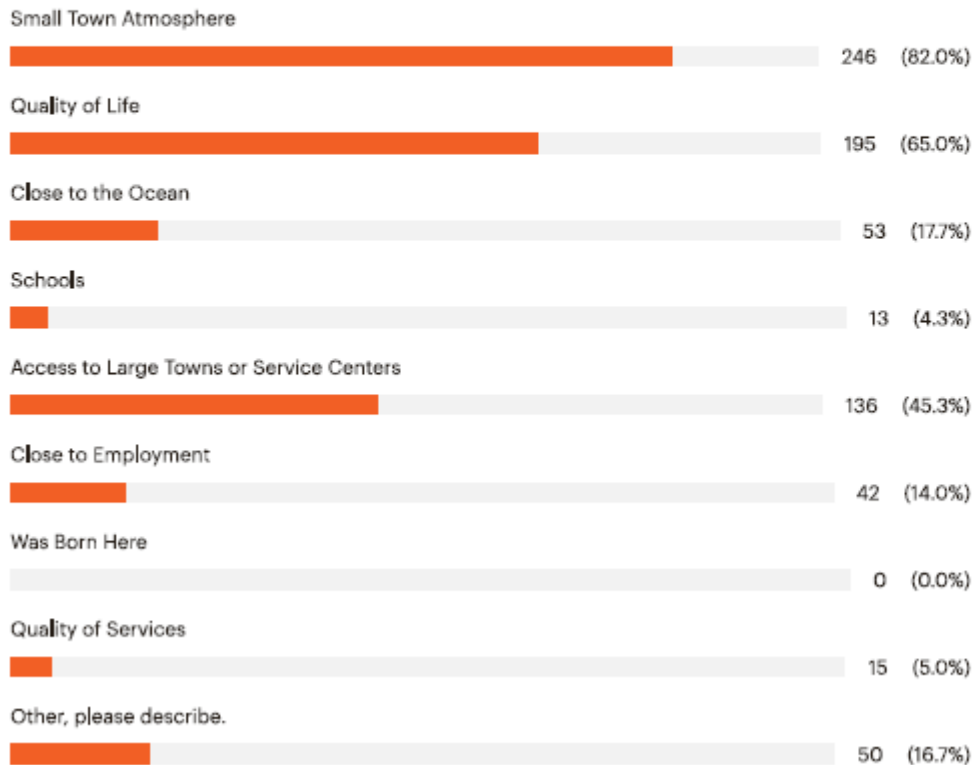
Comprehensive Plan Committee

Comprehensive Growth Plan Survey (2) has collected 300 responses

Question 1 has 298 answers (Checkboxes)



"1.) Why do you enjoy living in Lyman? Select your top three (3) reasons."



Question 1: Why do you enjoy living in Lyman? Select your top three (3) reasons.

Open Text Responses

- Affordable to own acres of land to preserve living in peace.
- Grew up here from 2nd grade
- Out of the city limits, love country side much better.
- The choice to not have your neighbors living so close to you; having room to live.
- Low property taxes
- Efforts to keep taxes low
- Rural setting, not over developed, lots of wooded areas yet close to larger city center areas.

Question 1: Why do you enjoy living in Lyman? Select your top three (3) reasons.

Open Text Responses

- lakes and ponds
- Nature, trees, 5 acre lots
- moved here when I was entering third grade at Cousens Memorial School, got married and moved back here with husband and raised our two children here. Loved the country and quiet atmosphere. Want to keep it that way.
- Rural
- I live on a beautiful pond. Area feels rustic, yet I am 15 min from stores and health care services.
- Close to a pond
- It's quiet with not a lot of people let's keep it that way
- The farming community
- Why not add rural environment or open space or farm/agricultural area- that's why we are here!
- Close to work and family , wish I could to live in a larger town with more services
- I live on Kennebunk Pond so life is good
- grew up here
- It' conveniently close to traveling to other states, but still far enough away from a city atmosphere.
- No large city bureaucratic nonsense and expense. We live here because the cost of living is reasonable compared to Biddeford and Sanford, etc.
- All my children and grandchildren live here.
- Larger lot sizes for more privacy
- I need to live in southern Maine for work. Lyman is a town that gives me the comfort of living in a rural area with more privacy and peace.
- Cheap, only available housing
- Our 3 acres of property, it's quiet and private
- its small. I want small
- Found a great house to retire from Long Island, New York
- Low taxes, minimal services
- Still lots of accessible wood and water.
- quiet
- Lakefront property
- House was affordable in this area 20 years ago
- Far enough away from bigger towns and cities to feel a little rural but close enough to go to bigger areas if needed.
- Low population density, light traffic. Quiet atmosphere.
- 5 acre requirement keeps people from living on top of each other. Best feature of Lyman.
- Live on Kennebunk Pond
- Close to family
- Rural, agricultural community

Question 1: Why do you enjoy living in Lyman? Select your top three (3) reasons.

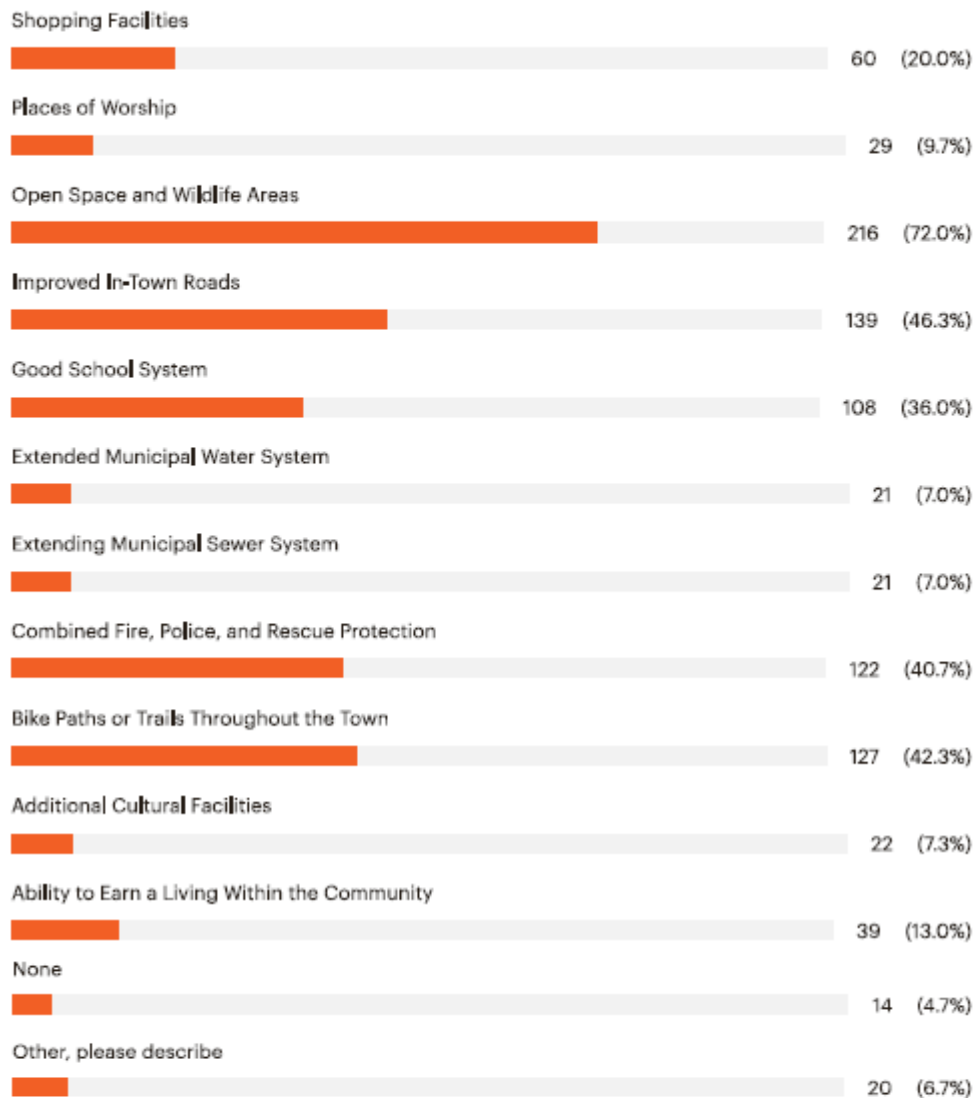
Open Text Responses

- I live on Wadleigh Pond and enjoy the view and the water access. Meanwhile, over the last 30 years, the surrounding towns have grown up around me such that I now have a nearby modern hospital, 2 grocery stores, Home Depot, etc. within 20 min of my house. After many, many years I now have access to cable internet. Quick access to Rt 95 is also a very big factor.
- Close to the Ocean, Close to our Grandchildren
- quiet, no traffic, not a lot of people
- Space, space , space minimum lot sizes are so important to prevent sprawl. Changing density at a moments notice is not a plan
- It's collusive. Lakefront living
- Waterfront
- Rural and not to populated.

Question 2 has 299 answers (Checkboxes)



"2.) In the future, how important is it to have the following available to you? Choose all that apply."



Question 2: In the future, how important is it to have the following available to you? Choose all that apply.

Open Text Responses

- I would love to have sidewalks near the churches and shopping from Goodwins Mills to Route 111. So many people walk along route 35 to route 111 and it is so dangerous. Funky Bow would benefit as well.
- A restaurant or two
- Specifically not wanting to see significant development, deforestation and neighborhood developments where houses are stacked close to each other.

Question 2: In the future, how important is it to have the following available to you? Choose all that apply.

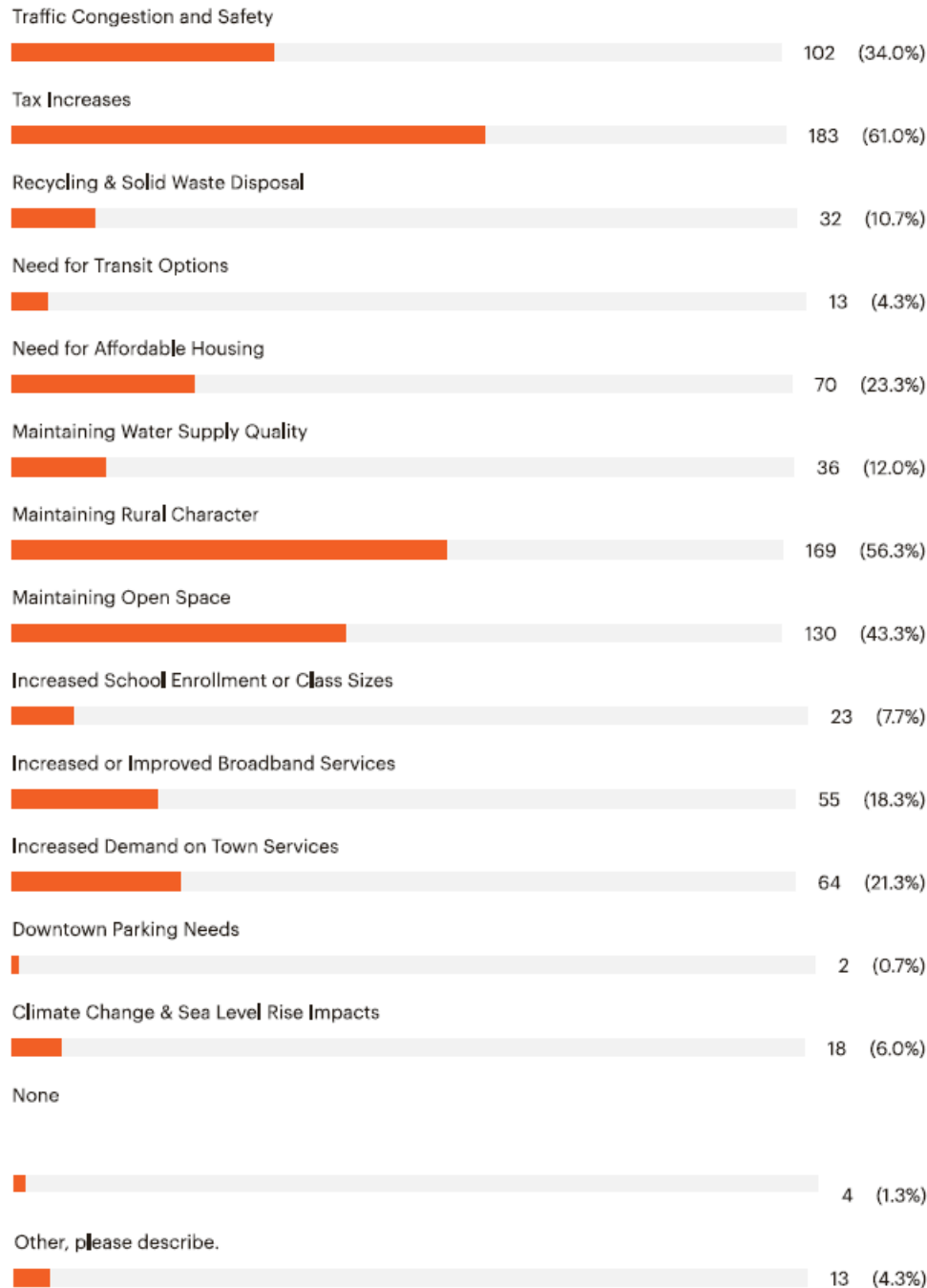
Open Text Responses

- Protected farming land (not necessarily government protected, but the ability to farm your land and rights to farm livestock to be priority over developments going in)
- Residential growth
- All of these can be accessed outside of Lyman easily. We don't need any of it. Keep our taxes LOW.
- Stable tax bill offset by managed economic development
- None, Keep the property taxes low
- To maintain the current great quality of Town management and stay away from further development that will erode Lyman's Charm
- Less government, low taxes, no municipal water and sewer systems.
- Easy access to medical services
- Small boat launch on Bunganut. Keep the garbage chain stores out of Lyman. Bad enough we have a dollar general, lets not add more junk.
- City trash pickup
- Better infrastructure. Water, sewer, gas, 3 phase power, fiber along the Route 111 corridor.
- Consistent application of zoning laws including shoreline zoning regulations
- More dining options.

Question 3 has 297 answers (Checkboxes)



"3.) "_____” is a serious challenge facing Lyman in the next 5 years."



Question 3: _____ is a serious challenge facing Lyman in the next 5 years.

Open Text Responses

- Improved school facility. We don't need more students. We need an updated and safe building for the students we have.

Question 3: _____ is a serious challenge facing Lyman in the next 5 years.

Open Text Responses

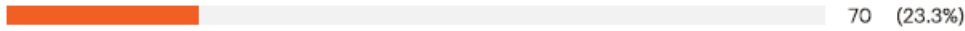
- Too many new developments of houses-keep it small!!!!
- I can see in the not too distant future residential junk yards lowering property values. Stop junk yards in residential neighborhoods
- Huff Road. It's also a code violation, code enforcement should shut these disgusting homes from junking out neighborhoods
- GROWTH, WE ARE HAVING TOO MANY PEOPLE MOVING INTO THE TOWN. FROM OUT OF STATE (i.e. MASSACHUSETTS) FOR ONE AND TRYING TO MAKE CHANGES TO OUR SMALL TOWN. WAY TOO MUCH GROWTH. KEEP IT A SMALL TOWN NOT A CITY.
- Increased or Improved Broadband Services, Vandalism (theft, car races, etc)
- Cost of town infrastructure to handle town growth.
- Light near the elementary school! How many accidents do we need before we actually do something
- Further and over development of the Town which will lead it to be just like any other Sanford / Biddeford / less wonderful area.
- Everything I read and hear is about growth. Growth is for Biddeford or Portland. Most of us moved to Lyman to get away from the jungle. Keep it VERY simple with lots of woods, that is why we stay.
- For the elder community, the ability to age-in-place will depend largely on the access to transportation (other than driving oneself), and home care. It is unrealistic to expect to be able to live here independently without these services. As it is, home food delivery is not even available at my address. I realize that in the survey a number of people expressed their desire to live out their days here, but, as an experienced caregiver, I can attest that they are not being realistic.
- Stemming growth! Biddeford and Sanford are growing fast enough! We don't need growth here. The traffic is bad enough now.

Question 4 has 298 answers (Checkboxes)

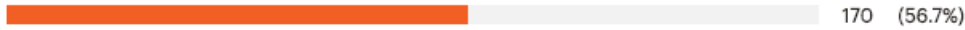


"4.) How desirable are the following for Lyman's future?"

Village & Downtown growth that is walkable



Limit Growth to Areas



Keep Town About As Is



Encourage More Commercial Development in Specified Areas of Town.



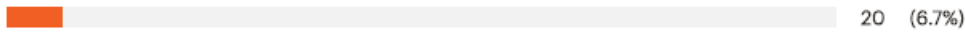
Encourage Growth Where there is Little Now.



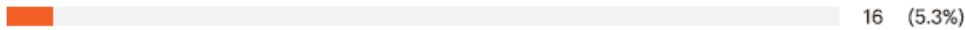
Create High Density Areas Balanced with Low Density Areas



Concentrate Growth Where it is Now



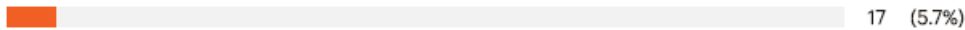
Allow Growth Anywhere



None



Other, please describe



Question 4: How desirable are the following for Lyman's future?

Open Text Responses

- Keep Town About As Is, Limit Growth to Areas
- Allow residential lots of 1.5-2 acres. Allow ADUs for family and affordable housing.
- Please don't ruin it with subdivisions
- Lyman's growth needs to be in line with the growth that the school district, fire department, waste management and roads are going to be able to support in a similar timeline of growth.
- Please keep the 5 acre lot size where it currently exists
- Revisit the size of house lots
- No housing developments or Apartment complexes. Keep our way of living as is. Do not add big warehouse businesses either.
- Not wanting to see high density housing or commercial development.

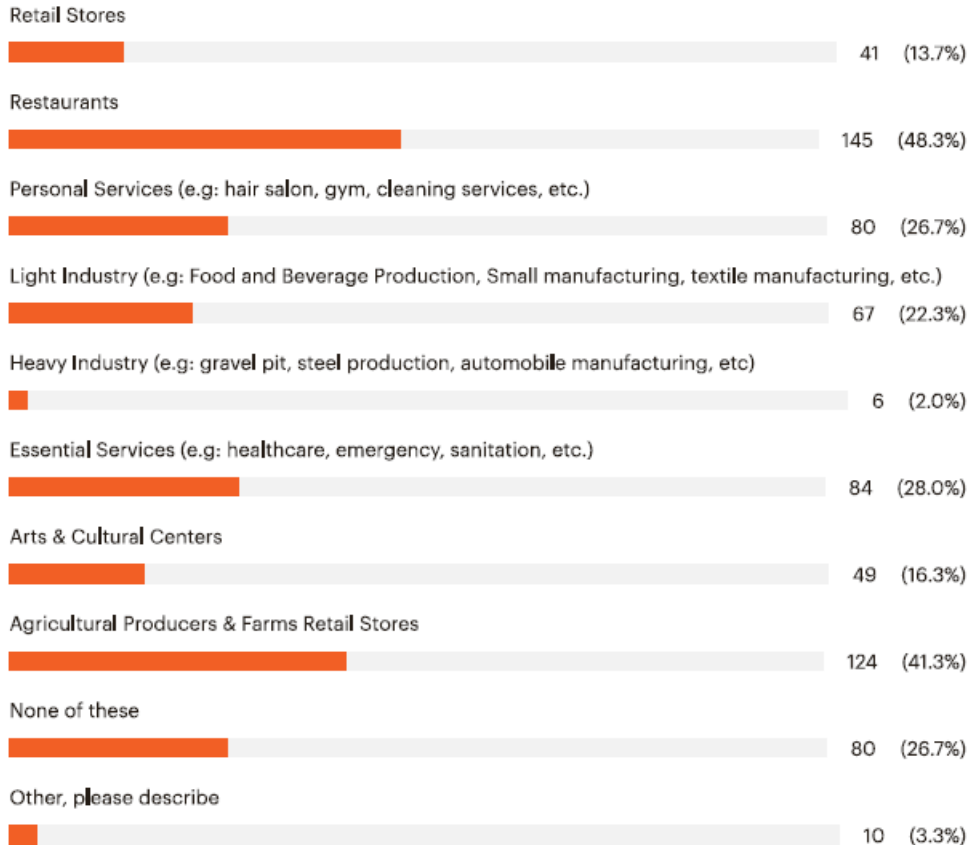
Question 4: How desirable are the following for Lyman's future?

Open Text Responses

- Never ever should Lyman lower lot size requirements to increase density. 3 acres minimum. If permits are issued for pot growing industries clean air scrubbers must be installed so nobody has to smell it all day long .
- KEEP OUR TOWN AS IS.
- Maintaining as much farmland as possible
- Maintain farms and encourage farm businesses and small retail business
- Definitely NOT have high density or multi family housing!
- Stop thinking we need to grow. People want the small life we have. Move to Portland for growth.
- Cutting expenses and lowering property taxes are a priority. A Property tax cap for persons over 60 would be a great idea.



"5.) Which of the following types of commercial development would you desire for the Town? Select all that apply."



Question 5: Which of the following types of commercial development would you desire for the Town? Select all that apply.

Open Text Responses

- More Specialty Small Businesses to bring in tourists. The Goodwins Mills area could become a nice place for visitors to enjoy, the stream by the Goodwins Mills church, the library and local cemetery. It is super cute and could become nicer!
- Any business growth would be beneficial as long as it was in a specified growth commercial zone
- Professional offices which will contribute to the tax base with little additional increase demand on municipal services. Rte111 corridor as well as rte35 to provide ease of access to Rte95
- OUR TOWN IS PERFECT THE WAY IT IS NOW, WE ACTUALLY HAVE HAD TOO MUCH COMMERCIAL BUSINESSES COMING IN and TRYING TO COME IN. Biddeford, Sanford, Waterboro, Kennebunk and Saco are not that far away for groceries etc.
- Limit restaurants to privately owned, not chains

Question 5: Which of the following types of commercial development would you desire for the Town? Select all that apply.

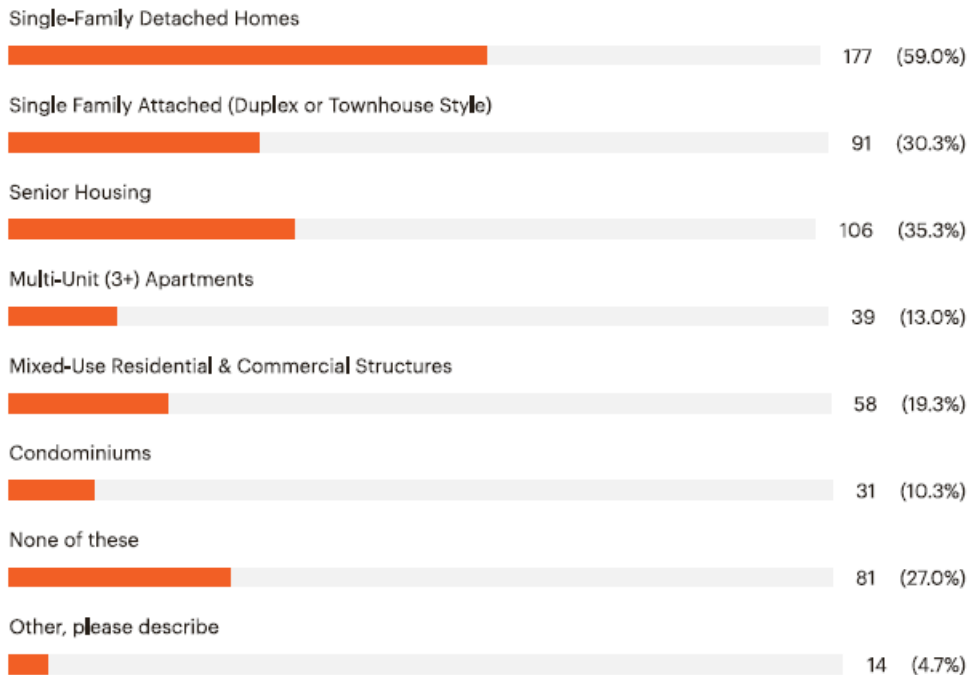
Open Text Responses

- We moved here a year ago to avoid the developed like atmosphere. If it develops we will leave!
- Although I am not in favor of any (Dope Growing businesses but I am probably the lone one out on this issue, if the town of Lyman allows this type of industry to build their business (PLEASE) make sure you require air scrubbing equipment to the grow buildings to prevent foul odors to surrounding residential homes. (Don't stink up Lyman) Keep that crap in the cities that have already stink up there neighborhoods.

Question 6 has 299 answers (Checkboxes)



"6.) Which of the following types of residential development would you desire for the Town? Select all that apply."



Question 6: Which of the following types of residential development would you desire for the Town? Select all that apply.

Open Text Responses

- please don't ruin it with a development
- Condos like those new in Scarborough off I-95 are ok but I would want the number and density limited. These are helpful for young professionals who can't yet afford a single family home
- Not wanting to see any higher density housing, multi family, duplex or condo housing. Would only want any further new builds to be single family detached only.
- Don't reduce the minimum lot size density and do not allow weed products to be grown in Lyman they stink up the entire Neighborhood
- A diverse mixture of residential housing, separated into comprehensive zones designed to attract and accommodate a diverse range of residential housing types
- There are enough places nearby to go to if desired as we all age.
- I am a big supporter of the minimum acreage to build in our town. I do not want to see developments go in. They decimate farmland.
- I would rather not see more new building but allow more options for expanding dwellings on existing properties.

Question 6: Which of the following types of residential development would you desire for the Town? Select all that apply.

Open Text Responses

- No multi family, condo or townhouse style homes.
- 55+ communities offer a tax base without the burden of child services (schools, etc.) Lyman's close access to Rt 95 make it a desirable location for older middle age/younger seniors who are still actively working.
- Single family homes only 3 acres minimum, family owned or not.

Question 7 has 296 answers (Checkboxes)



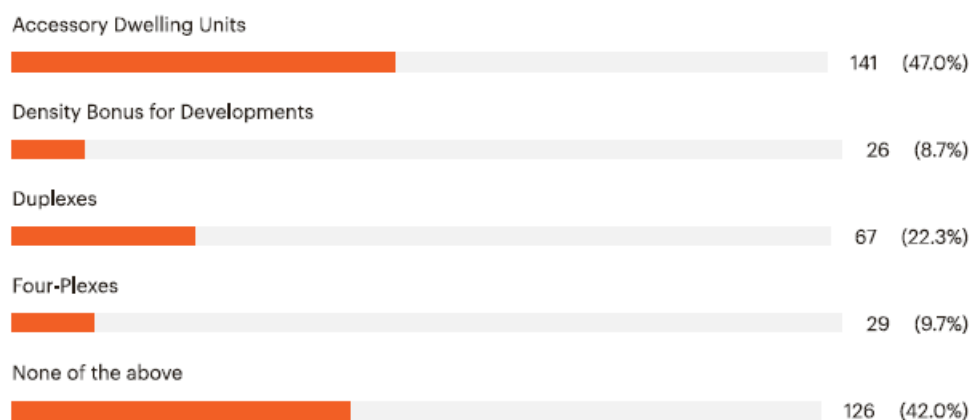
"7.) What types of the following Adult Use Marijuana Facilities would you choose to allow in the Town?"



Question 8 has 285 answers (Checkboxes)



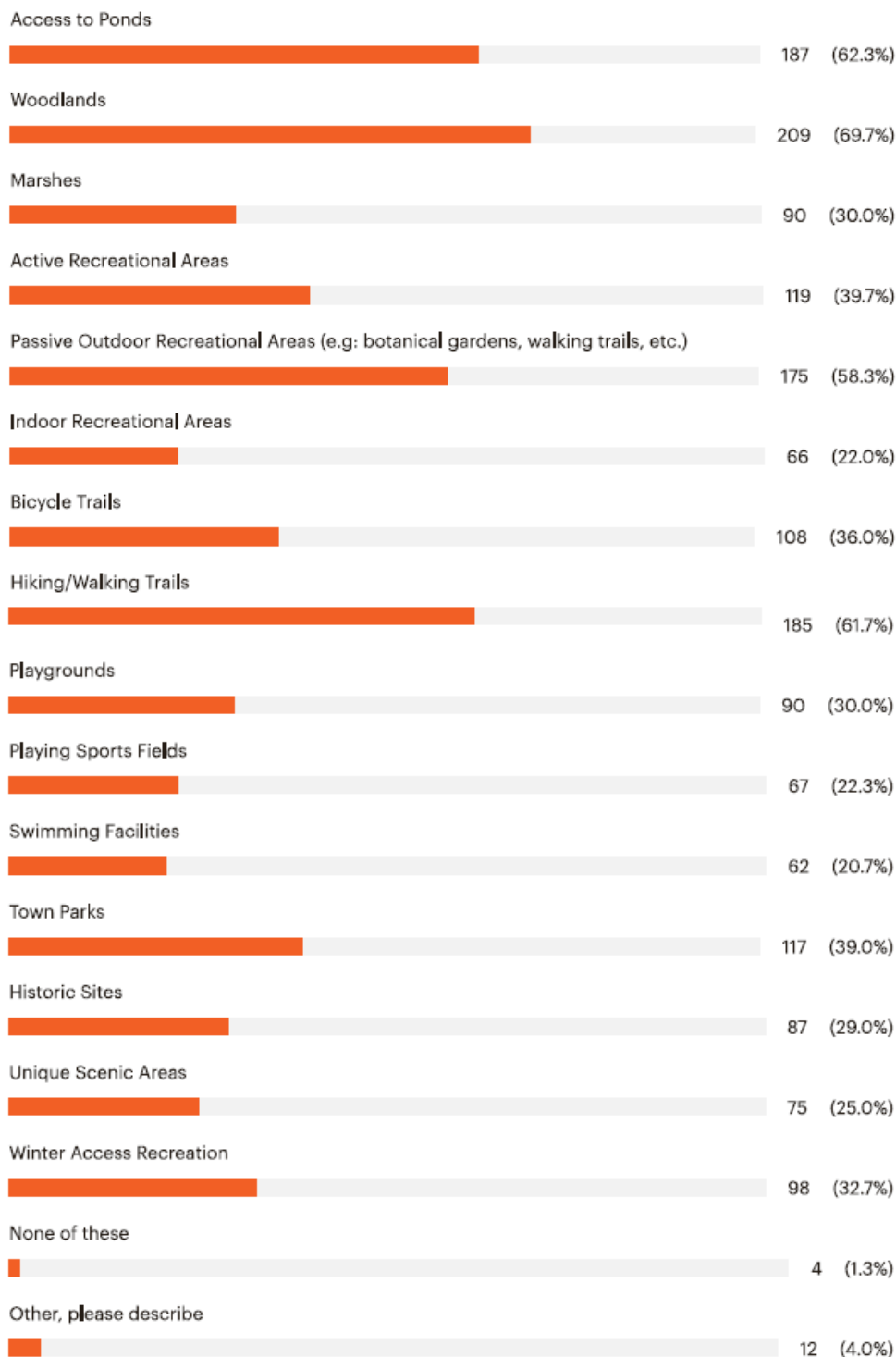
"8.) Which of the following types of regulations enacting in 2022 Housing Law (LD2003) would you desire for the Town? Select all that apply."



Question 9 has 299 answers (Checkboxes)



"9.) Which of these are important to you? Choose all that apply."



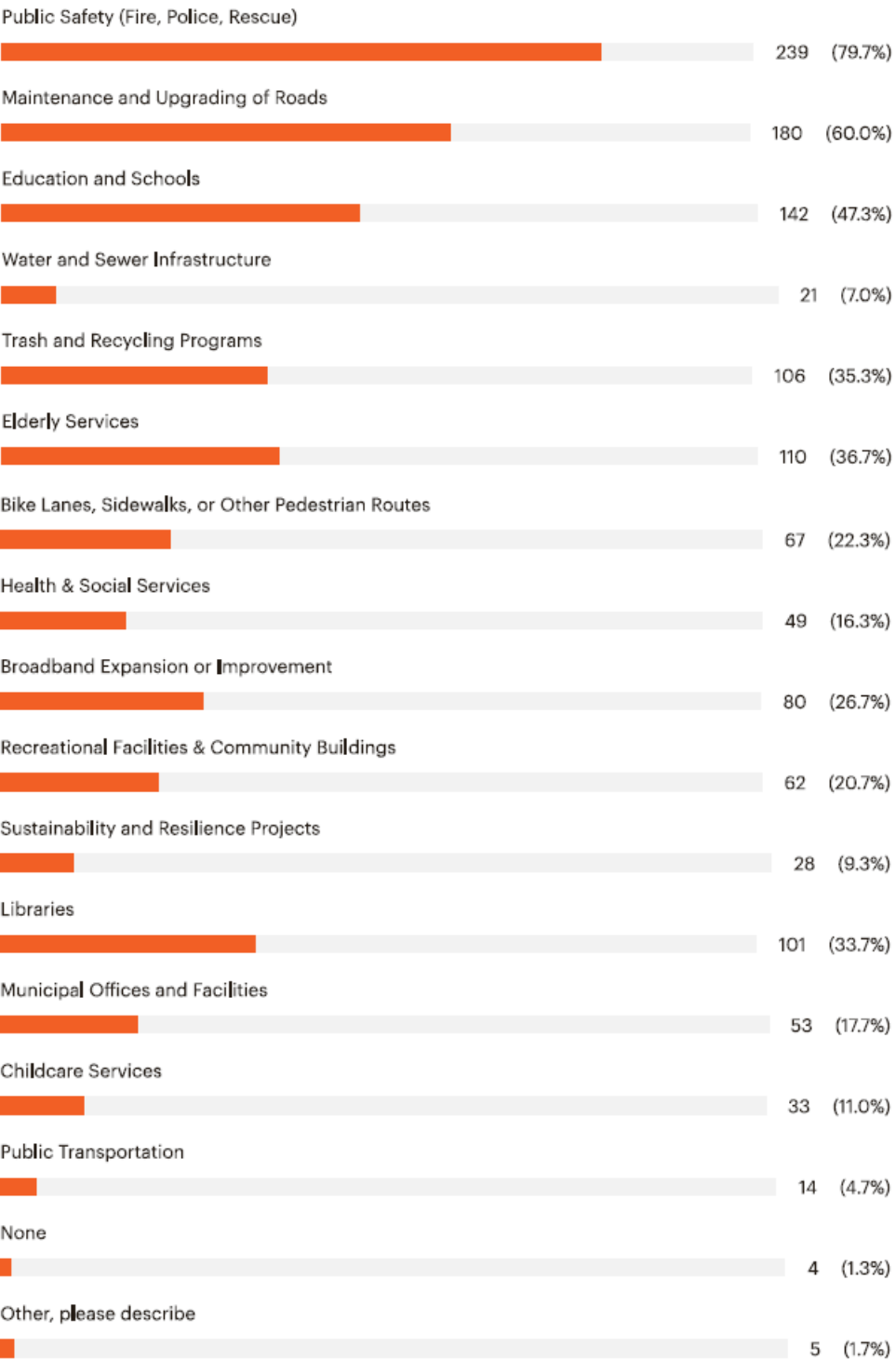
Question 9: Which of these are important to you? Choose all that apply.

Open Text Responses

- Preserving local flora and fauna endemic to here, preserving what is great about living here for future generations
- I would like more access to ponds to swim. There are so many lakes/ponds here but they don't all have beaches for residents of Lyman.
- Not wanting to see any development for public access areas that require deforestation. Existing town parks could be expanded but
- Don't see the need for additional development of new areas.
- Snowmobile and atv trails
- Low maintenance natural recreation areas.
- Even though it is a rural community, I have no safe place to take a walk. People drive too fast and there are no sidewalks. I'm not looking to "hike"... just take a nice walk without worrying that I'm going to be picked off by a car or assaulted.
- we're fine the way we are. We don't need to add expenses to an already bloated budget.



"10.) From the Municipal Services below, which do you believe are the most important? Select your top five priorities."



Question 10: From the Municipal Services below, which do you believe are the most important? Select your top five priorities.

Open Text Responses

- More attention to our lakes and ponds to keep them healthy.
- Maintaining the town's rural nature while encouraging selective commercial growth.
- Maintaining current Fire and EMT services
- After public safety, which is currently fine and adequate, all the other items are non essential.

Question 11 has 299 answers (Checkboxes)



"11.) How do you hear news about Town business, events, or happenings?"

Facebook, Instagram, or other Social Media

226 (75.3%)

Municipal Web Site

101 (33.7%)

Town Email Subscription

138 (46.0%)

Newspaper or Newsletters

15 (5.0%)

Word of Mouth

98 (32.7%)

Bulletins, Signs, or Flyers

20 (6.7%)

Public Meetings

37 (12.3%)

YouTube Recordings

43 (14.3%)

Mail

11 (3.7%)

I don't receive Town news

6 (2.0%)

All of the Above

0 (0.0%)

Other, please describe

3 (1.0%)

Question 11: How do you hear news about Town business, events, or happenings?

Open Text Responses

- It seems like a lot goes on on The Happening page. I wish more was available on the official page and that minutes were published soon after a meeting as I don't have time to watch the full videos.
- My wife!

Question 12 has 37 answers (Open text)

"Thank you for taking our survey! Want to learn more about Town news, events & other notices? Subscribe to our email by entering your email address below to be added to our subscription list."

Question 12: Thank you for taking our survey! Want to learn more about Town news, events & other notices? Subscribe to our email by entering your email address below to be added to our subscription list.

Open Text Responses

- I love my town and would like to see a change that would allow people with 3+ acre lots to build a home for children who can't afford one on their own. 2 homes on one 3+ acre lot would help to keep our kids here in Lyman.
- Increase building (residential & commercial) lot size to limit growth.

Lyman Comp Plan

September 12, 2024

Agenda

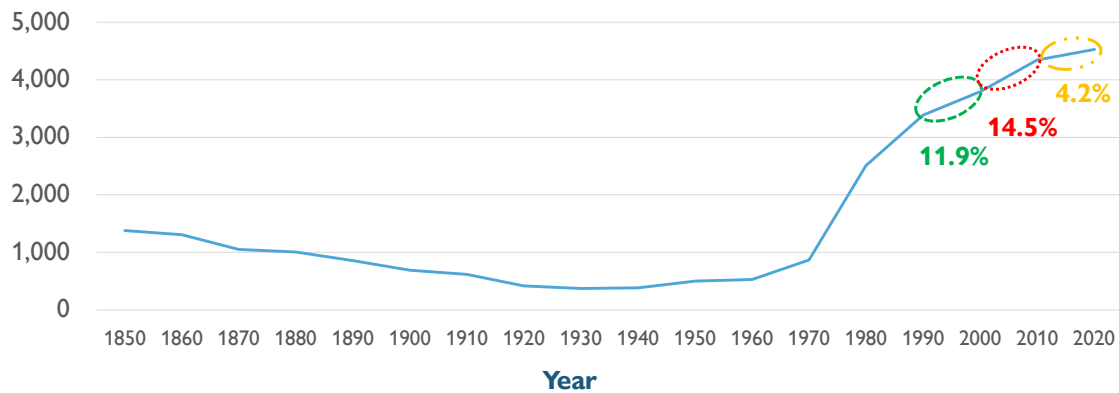
- Population and Demographics
- Economics
- Housing
- Next Steps

Population

- As we look at the population and demographic data, think about:
 - What is happening now?
 - What is Lyman's experience with its current population and rate of growth?
 - What is projected to happen in the future?
 - Does *what is projected to happen* align with *what Lyman prefers to happen*?

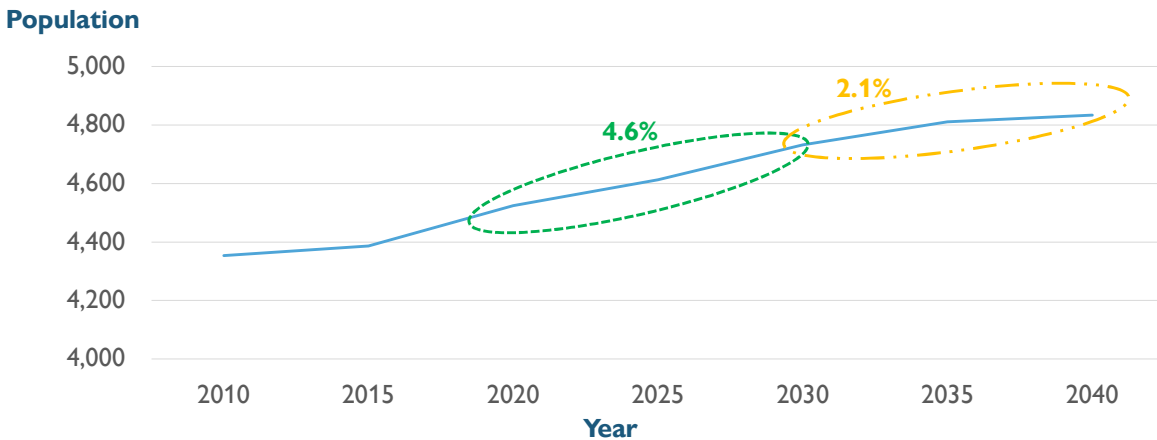
Historic Population

Population



This graph shows Lyman's total population from 1850 to 2020. The population declined for over 100 years before booming between 1970 to 1980. Since then, growth has continued but at a much slower rate. And, while growth occurred at a rate of 14.5% between 2000 and 2010, its rate slowed to 4.2% from 2010 to 2020.

Projected Population



This graph shows Lyman's total population from 2010 to 2020, and project total population from 2020 to 2040. The rate of growth between 2020 and 2030 is projected to be similar to that of 2010 to 2020, while a slowing of growth to 2.1% is predicted between 2030 and 2040.

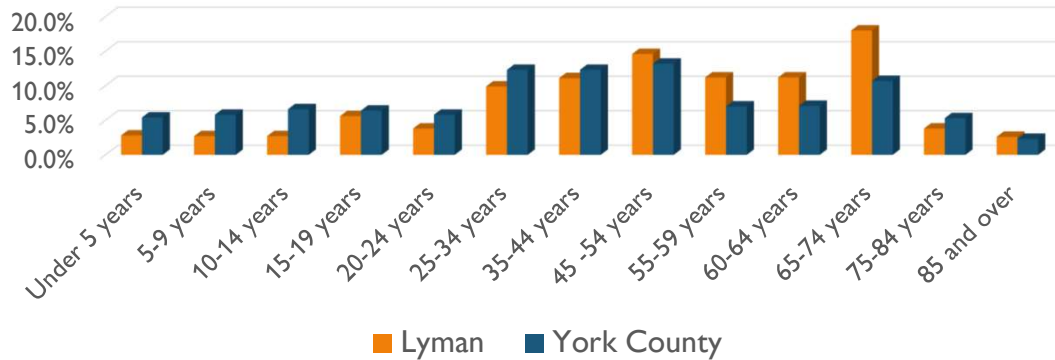
Comparative Population

- Between 2010 and 2020, Lyman has grown at 4.2%, which is:
 - faster than Alfred (1.8%) and Waterboro (3.2%)
 - slower than Arundel, Dayton, Kennebunk, or Hollis (6 to 11%)
 - slower than York County (7.5%)
 - faster than the State of Maine (2.6%)

Compared to surrounding towns, the county, and the State, Lyman is right in the middle. Many York County communities are growing faster; however, York County as a whole is experiencing significantly faster growth than the State.

Age Distribution 2022

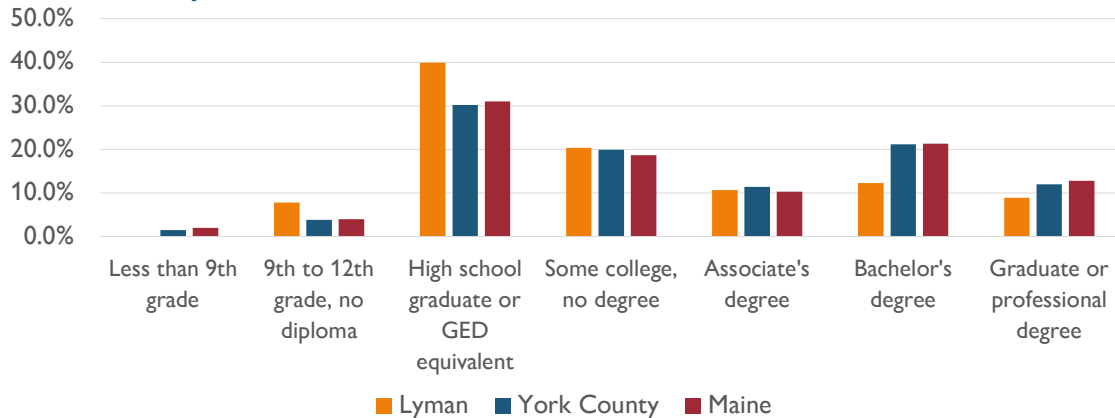
Percentage of Population



Age distribution charts show which age groups are most and least common in a community now, as well as indicate which age groups will be most and least common in the future. Lyman's largest age groups are 65-74 and 45-54 years old, followed closely by 55-59 and 60-64. Altogether, the 45 to 74 year-olds make up 55% of the population. For York County as a whole, 45-74 year-olds make up 38% of the population. **This is a significant difference and one that should inform planning.** Lyman has a large population that is retired or approaching retirement in the next 20 years. Is this the community demographic that Lyman wants to embrace? If so, what services will these folks need to have a good quality of life? If not, what strategies is Lyman willing to undertake to attract more young families or young adults? Contrastingly, the school-age population is quite small proportionally. What services exist now that cater toward children that may not be needed?

Education Attainment 2022

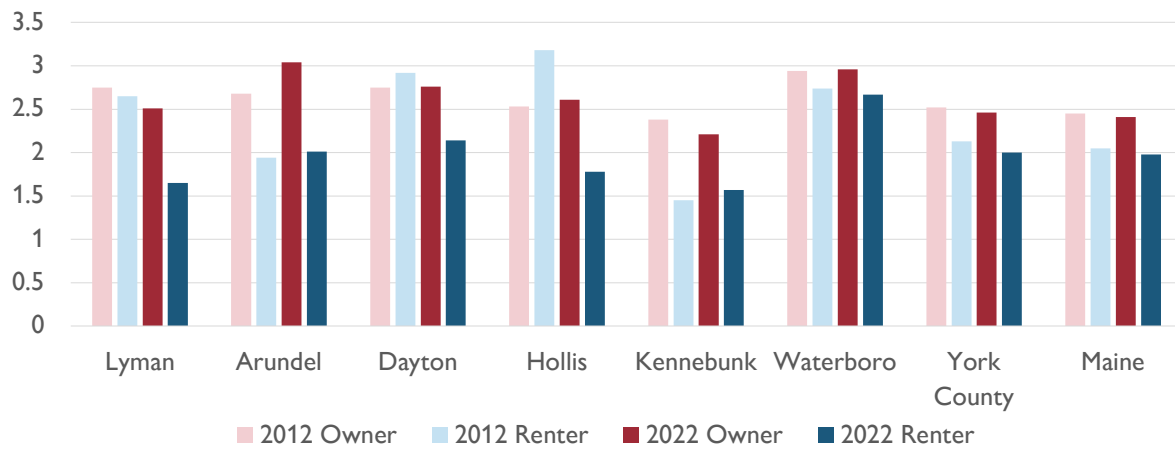
Percentage of
Population over 25 years



This graph shows educational attainment in 2022. It looks at the highest education reached by the population over 25 years of age. In Lyman, it is most common to have achieved a High School Diplomas or GED equivalent. In fact, 40% of the population achieved high school as their highest education level. Compared to the County and State, the percentage of high school as the highest education level is higher in Lyman, and those achieving an associate's degree or more is lower, but the overall pattern in Lyman reflects that of the County and State. The second-most common educational attainment is of some college, but no degree. No Lyman residents over 25 years of age dropped out of school before 9th grade. Almost 10% of Lyman residents did not finish high school. It may be worthwhile to understand reasons for that and if there are ties to housing, economics, transportation, or other planning-related topics.

Average Household Size

Number of Persons



Lyman's average household size has decreased over time for both renters and owners, which follows regional and state (and national) trends.

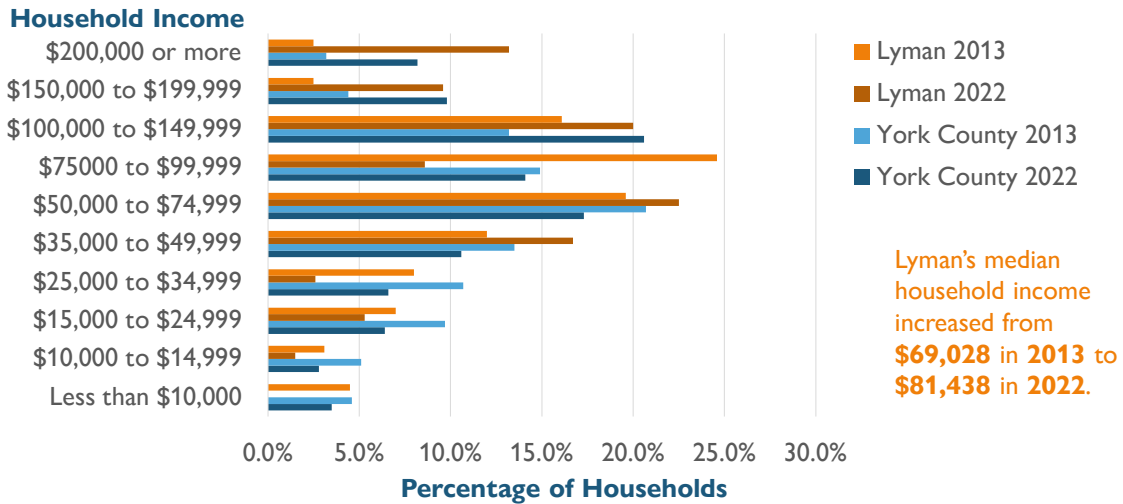
Population Overview

- Lyman will likely continue to experience population growth at a rate similar to that of the past decade and smaller than that of earlier decades.
 - How has growth felt to Lyman? Has it felt too fast for services to keep up with? Has it felt manageable? Your answers to these questions should inform your growth-related goals and strategies.
- The largest age groups are 45-74 year-olds.
 - Is Lyman ready for an increasingly aging community? What does Lyman need to do to retain quality of life for aging residents?
 - If Lyman wants to attract and retain younger families and young adults, what strategies might help accomplish this?

Economics

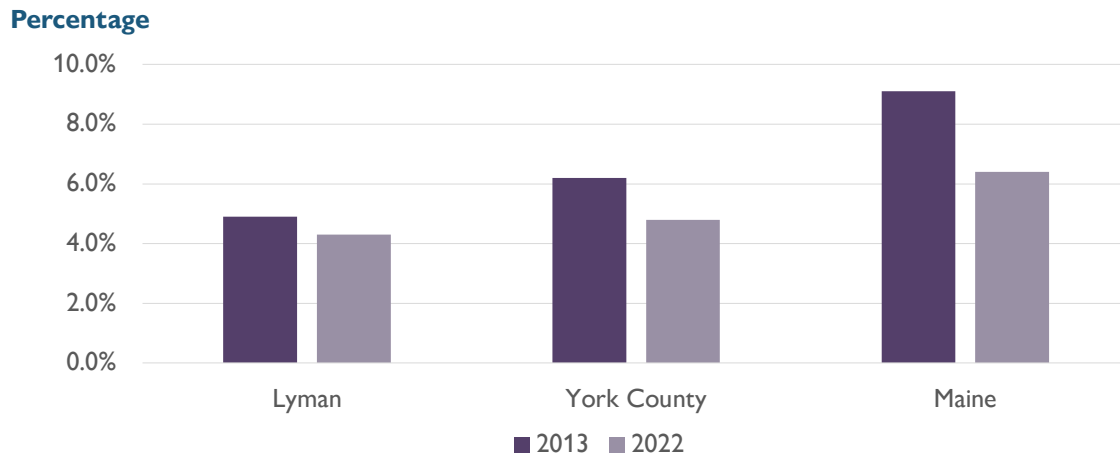
- As we look at the economic data, think about:
 - What is happening now?
 - What is Lyman's experience with its current employment opportunities and incomes?
 - What do patterns indicate will happen in the future?
 - Does *what may happen* align with *what Lyman prefers to happen*?

Households by Income



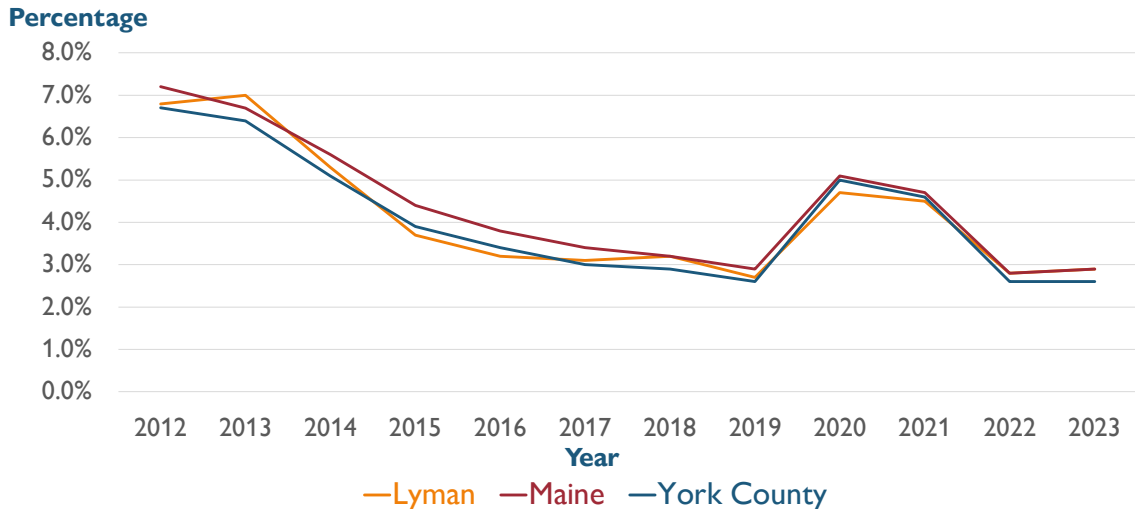
This graph shows the percentage of households in each income bracket in Lyman and York County. Between 2013 and 2022, Lyman saw fewer households in the lowest four income brackets and more households in the top three income brackets. Compared to York County, Lyman has more households in the highest income bracket.

Poverty Rates



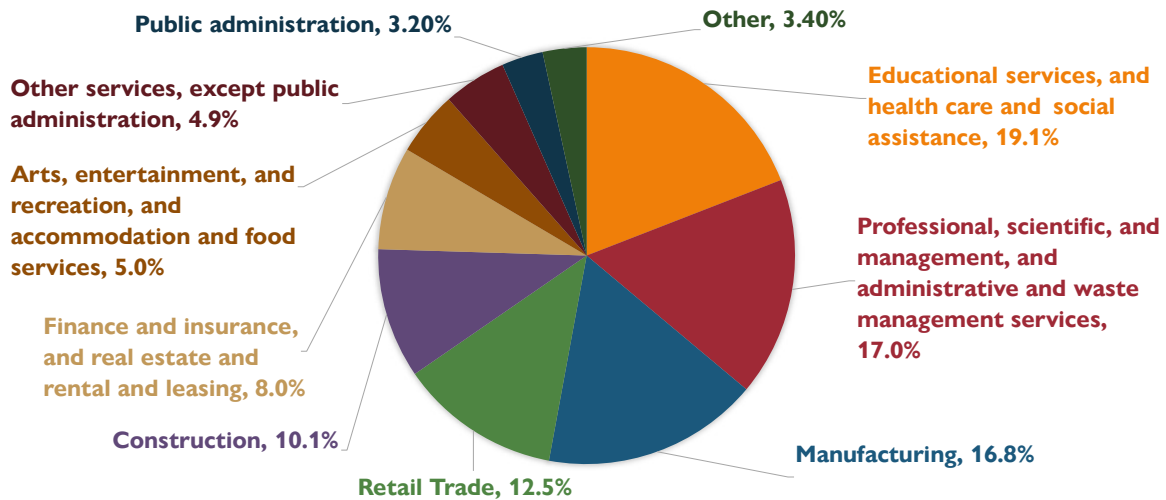
This graph shows the rate of poverty in Lyman, York County, and Maine in 2013 and 2022. Lyman's rate has been low and decreased over this timeframe.

Unemployment Rates 2012-2023



This graph shows Lyman's unemployment rate from 2012 to 2023. Lyman's unemployment rate was 2.9% in 2023. Its peak was 7% in 2013. Lyman's trend has mirrored that of the County and State, and tended to be lower than that of the State.

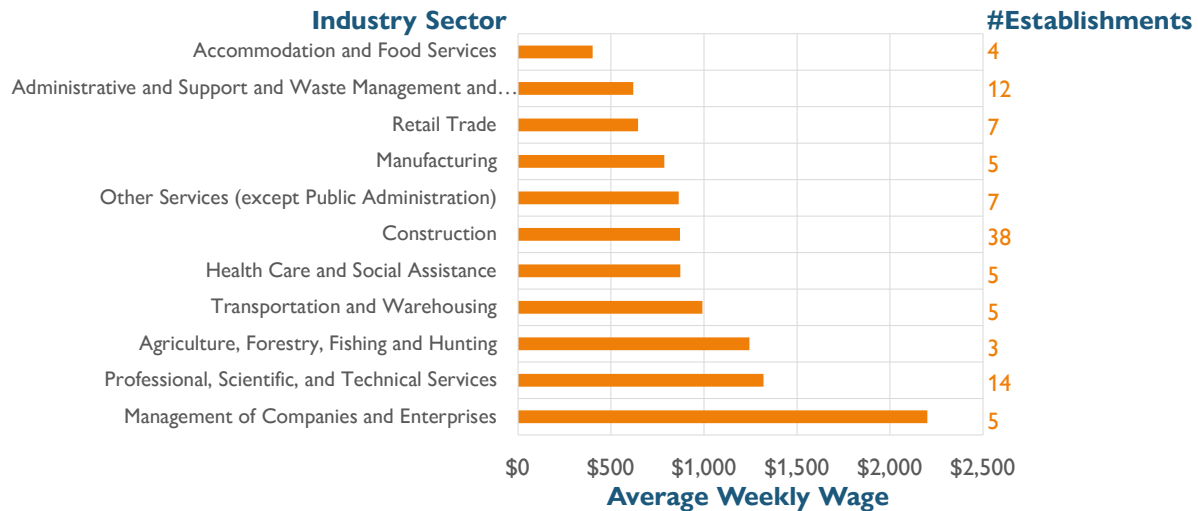
Industry Employment 2022



This pie chart shows Lyman's employment by industry sectors in 2022. These are the sectors that Lyman residents are employed in. The industry with the highest share of employment was Education services, health care, and social assistance. Professional, scientific, and management, and administrative and waste management services had the second highest employment share.

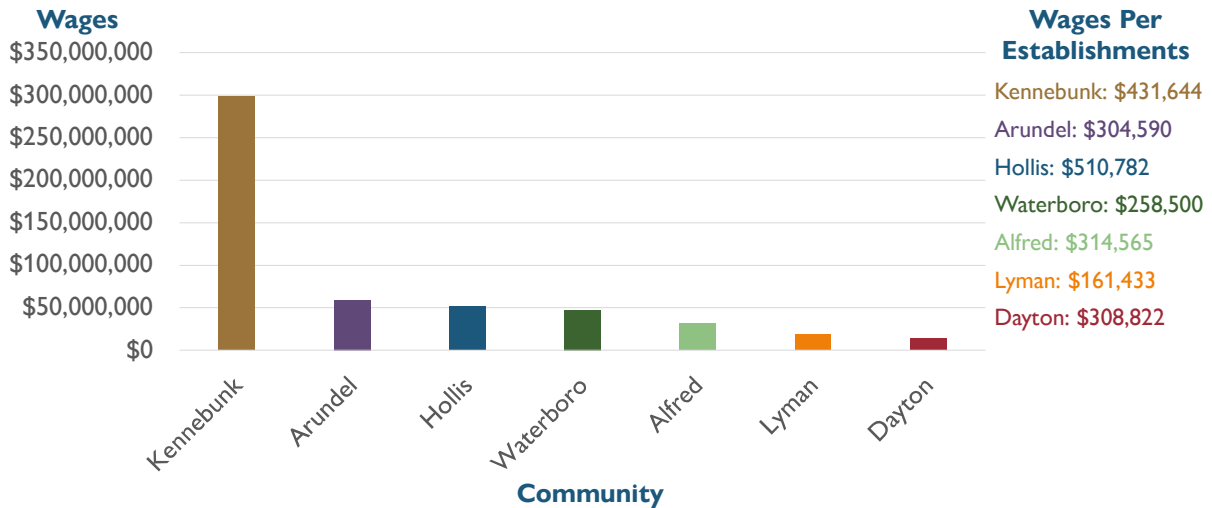
The five businesses with the most employees are: Camp Cedarbrook, Goodwin Mills Fire Rescue, Briarwood Children's House, Copart Salvage Auto Auctions, and Lyman Elementary School.

Weekly Wages by Industry



This graph arranges the industry sectors by the average weekly wages of employees. Management of companies and enterprises pays the highest weekly wages at \$2,200. There are 5 management establishments in Lyman with an average of 3 employees. Professional, scientific, and technical services pays the second highest average weekly wage at \$1,321. There are 14 of these establishments and they employ an average of 39 people. The industry with the most establishments is Construction, at 38 establishments in Lyman. And, they employ an average of 100 people. Their weekly wages are in the middle of the industries.

Total Annual Wages



This graph compares annual wages paid by Lyman industries to those paid by nearby communities' industries. Lyman's industries pay on the lower end compared to surrounding towns. Only Dayton pays less. However, Dayton has 44 establishments while Lyman has 115, meaning Lyman's industries pay less relatively. In fact, Lyman's wages per establishment value comes in at \$161,433, while the next lowest, Waterboro's, comes in at \$258,500.

Economics Overview

- Lyman's household incomes are fairly aligned with that of York County as a whole.
- Lyman's jobs offer lower wages than those in surrounding towns.
- Are there unmet employment opportunities? Are the relatively lower wages prompting Lyman residents to find jobs elsewhere? What kind of new employment opportunities may align with Lyman's vision?

Housing

- As we look at the housing data, think about:
 - What is happening now?
 - What is Lyman's experience with its current housing stock? Housing affordability? Home ownership?
 - What will likely happen in the future?
 - Does *what may happen* align with *what Lyman prefers to happen*?

Housing Units

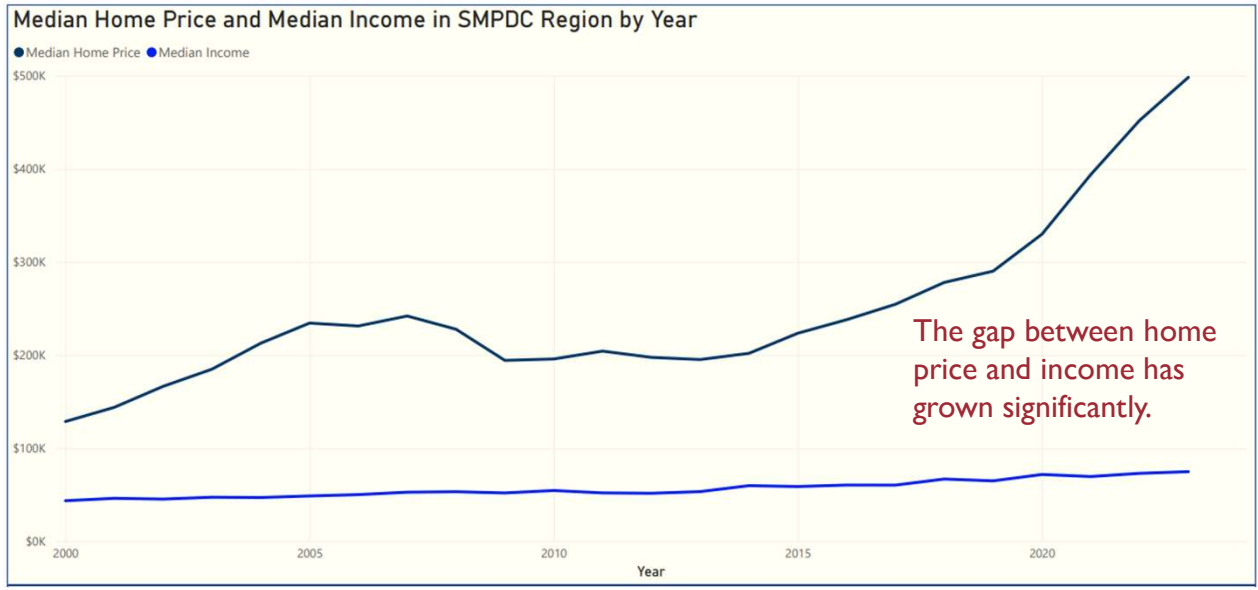
In 2020, Lyman had:

- 2,235 total housing units
 - 1,597 single family
 - 27 multi-family
 - 213 mobile homes
- 1,781 occupied units (81%)
- 406 vacant units
 - 347 vacant for seasonal or recreational reasons

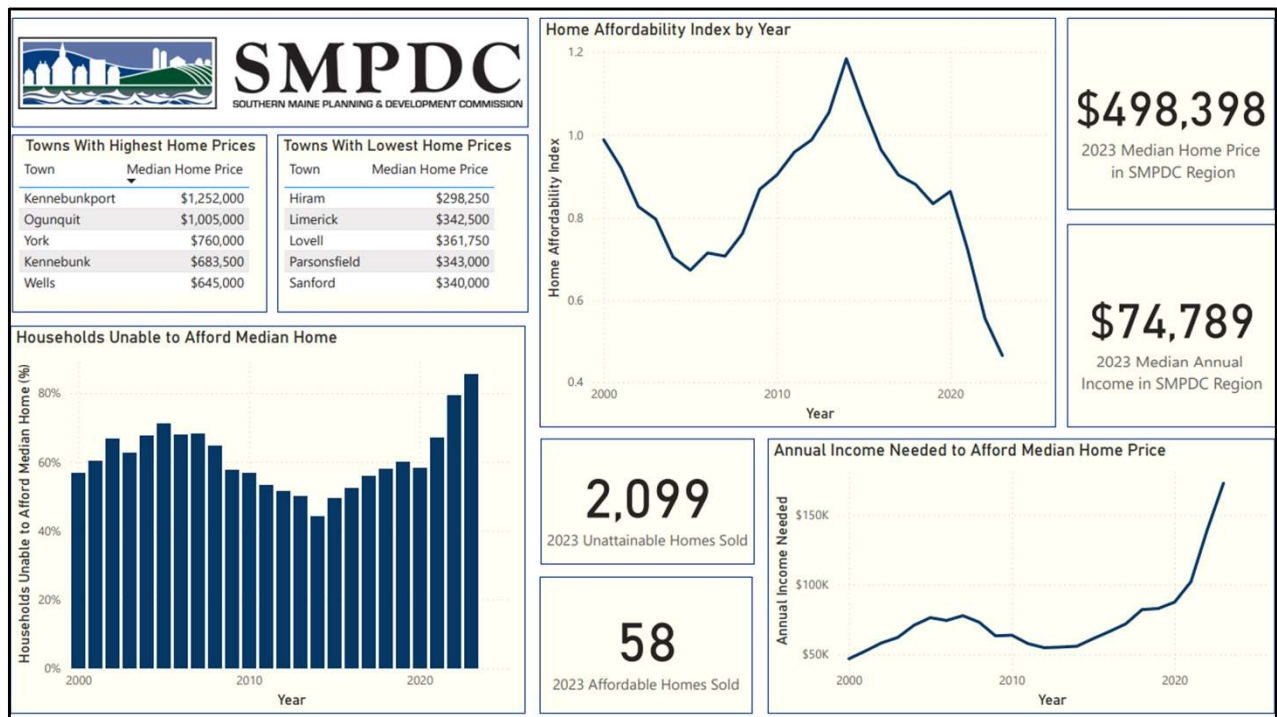


Lyman had 2,235 housing units in 2020. Most of these (71.5%) are single-family homes. About 19% of units are vacant, which is pretty high; however, the vast majority of vacant units are vacant due to being seasonal or recreational homes.

Regional Housing Affordability



This line graph illustrates the growing gap between median home price and median household income in the SMPDC region from 2000 to 2023. While median home price will always be higher than median household income, the widening gap is concerning and indicative of the decreasing affordability of home ownership.



This dashboard showcases some more regional housing statistics. It is important to note that, in 2023, 2,099 homes were sold at prices unattainable to the median household and only 58 homes were sold at attainable prices.

Regional Housing Affordability

What's needed to buy a home at the current median sales price?

Portland-South Portland Metropolitan Statistical Area, 2024			
Median Home Sale Price	\$512,400		
Downpayment Percent	20%	10%	5%
Downpayment Value	\$102,480	\$51,240	\$25,620
Income Needed to Purchase Home	\$147,090	\$165,476	\$174,669
Median Household Income (2022)	\$84,312		

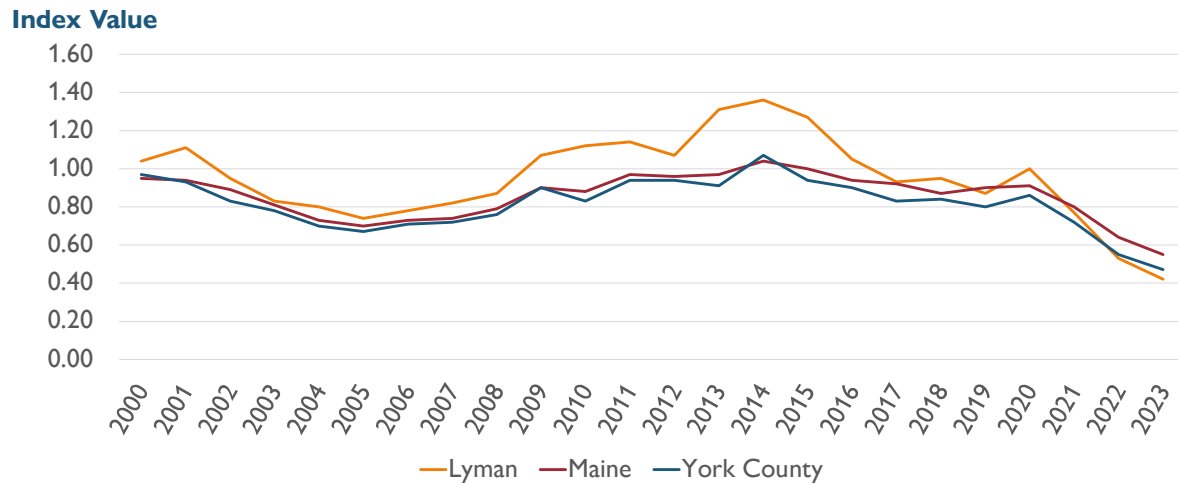
Some national data is more widely available for Metro Statistical Areas. While the geography isn't for Lyman, it's helpful context. Here we're looking at national Redfin data on home sales and household income needed to purchase in 2024. It's pretty stark. To afford the median home for sale, a household would need to make \$147k a year while providing a 20% downpayment. That income level is almost twice the median household income of the area. So, a household would need to have income almost double the typical income to afford the typical home.

Homeownership Affordability 2023

Geography	Affordability Index	Median Income	Median Home Price	Home Price Affordable to the Median Income	Percent of Households Unable to Afford Median Sale Price
Lyman	0.42	68,509	470,000	198,027	88.7%
Alfred	0.35	57,014	453,500	159,741	93.0%
Arundel	0.46	90,856	565,000	257,623	90.7%
Dayton	0.55	97,518	571,250	312,365	85.3%
Hollis	0.53	77,112	415,000	221,430	85.8%
Kennebunk	0.36	86,187	683,500	244,297	90.4%
Waterboro	0.66	84,375	364,000	238,495	77.2%
York County	0.47	75,862	465,000	217,839	86.5%
Maine	0.55	70,652	360,000	128,390	79.1%

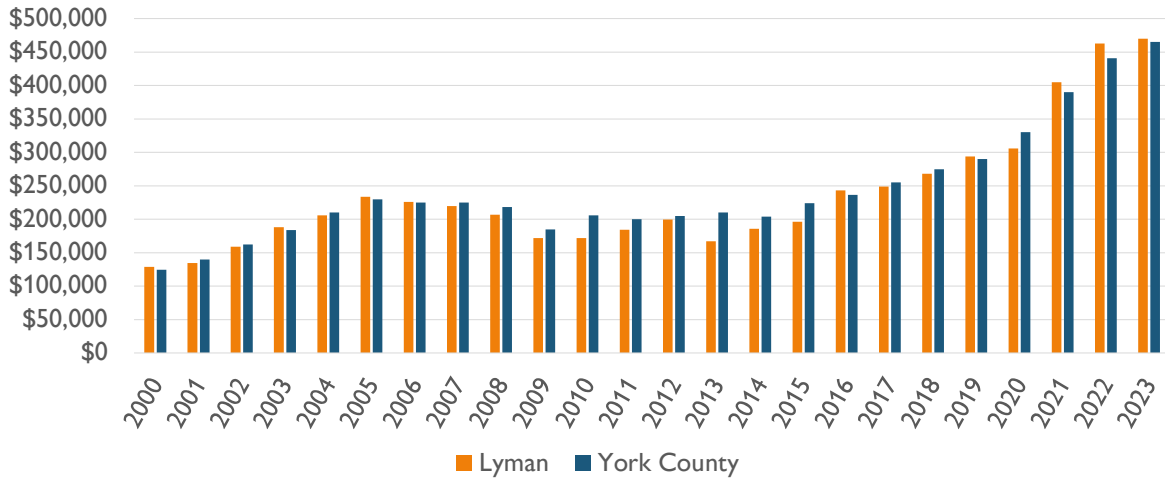
Here is another look at homeownership affordability. In Lyman, 89% of households would be unable to afford the median sale price of a home in Lyman today. This is higher than York County as a whole and the State of Maine, but is not the highest rate among neighboring municipalities.

Housing Affordability Index



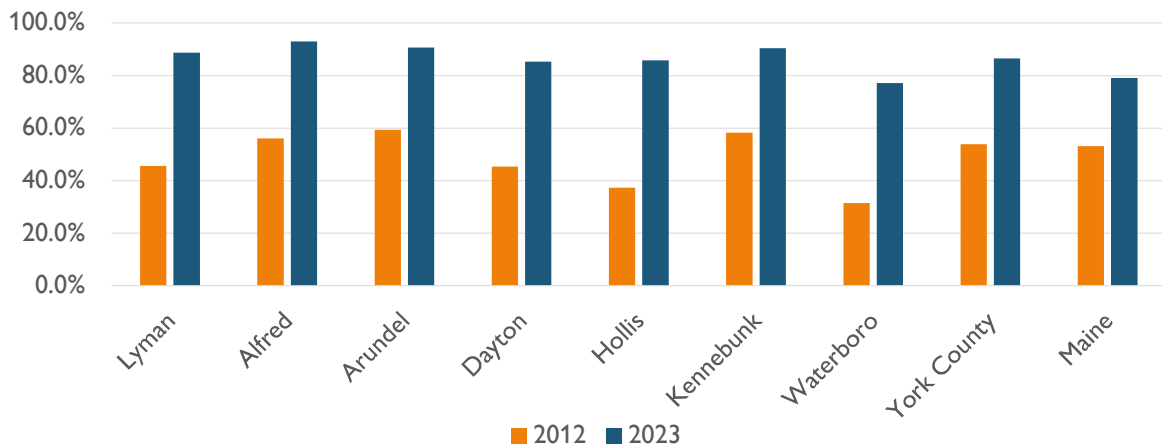
This line graph charts the housing affordability index value between 2000 and 2023. A value of 1.00 means that a typical family earns enough income to qualify for a mortgage loan on a median priced home. In 2000, 2001, and 2009 to 2016, Lyman's index value was 1.00 or higher. It peaked at 1.35 in 2014 and has steadily declined since. In 2023, the affordability index value dropped to 0.42. This means that most families do not earn enough income to qualify for a mortgage loan on a median priced home.

Median Home Price, 2000-2023



Here, median home price is charted from 2000 to 2023 for Lyman and York County. In 2000, Lyman's median home price was about \$135,000; in 2010, that was about \$165,000. In 2020, median home price had increased to approximately \$300,000, and last year, that value rose to \$470,000. That is a 348% increase in 23 years, which equates to a 15% increase per year.

Households Unable to Afford the Median Sale Price



This graph shows the drastic increase in households unable to afford the median sale price of a home in Lyman and surrounding communities between 2012 and 2023.

Housing and Land Use

Lyman's Code:

- 4.2. Residential District
 - 4.2.2. To provide areas for **medium density residential growth** in such a manner and at such locations as are compatible with existing development and the ability of the community to provide essential services and utilities.
 - Allows single-family and two-family.
 - Allows multi-family with site plan review. Limited to 6 units per building.
 - Minimum lot size is 3 acres. Two-family requires 6 acres.

This slide was included to prompt discussion on Lyman's land use ordinances and how that may or may not contribute to Lyman's housing supply and housing options. What stands out most to me is a minimum lot size of 3-acres. In today's market, the cost of just 3-acres of land would be about the same as a home on 3-acres would have been in 2000.

Housing Overview

- Lyman's existing housing stock is mostly single-family homes.
 - There are a decent number of seasonal/recreational homes.
 - Most affordable housing options are in the form of mobile homes.
- Lyman, like the rest of the region, state, and nation, is experiencing high rates of housing unaffordability.
 - Since Lyman's population is aging, many folks are on fixed incomes. As the housing market tightens, what does that mean for folks' quality of life?
 - Without policy and programmatic changes, this problem will continue and in fact worsen.
 - Lyman could adjust its zoning code to provide for different types of housing.

Next Steps

- SMPDC sends the data files and graphics, including an annotated version of this presentation, to the Committee.
- SMPDC continues to analyze other data (transportation, natural resources, historic/cultural resources, etc.).
- SMPDC returns to present the rest of the results of the data analysis.
- SMPDC sends a word document with the data tables, graphs, and maps.

Next Steps

- SMPDC recommends:
 - The Committee delves into the specific future that Lyman desires and how that relates to the data.
 - Where are there opportunities?
 - What threatens Lyman's desired future?
 - What policies or programs could help Lyman get the future it wants?
 - The Committee work on the text to accompany the data presented here tonight.

MF

Lyman Comp Plan

February 20, 2025

1

Agenda

- Historic and Archaeological Resources
- Public Facilities and Services
- Natural Resources
- Parks, Recreation, and Open Space
- Land Use
- Next Steps

2

Historic and Archaeological Resources

- As we look at the historic and archaeological resources, think about:
 - What resources exist in Lyman? Where?
 - How does Lyman interact with these resources? Interest? Protections?
 - What may happen in the future to existing resources? What may be considered a resource in the future?
 - Does *what may happen* align with what *Lyman prefers to happen*?

3

Historic and Archaeological Resources

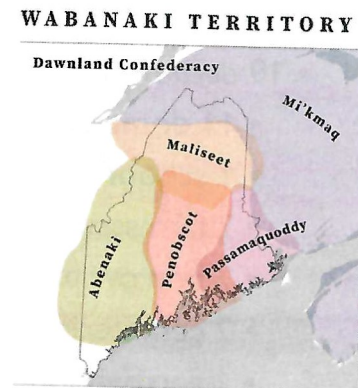
- Lyman's Historic Society started in 2017 and became a 501(c)3 in 2018. Their passion and volunteer work should continue to be tapped into when the Town engages in historic preservation work.



4

Historic and Archaeological Resources

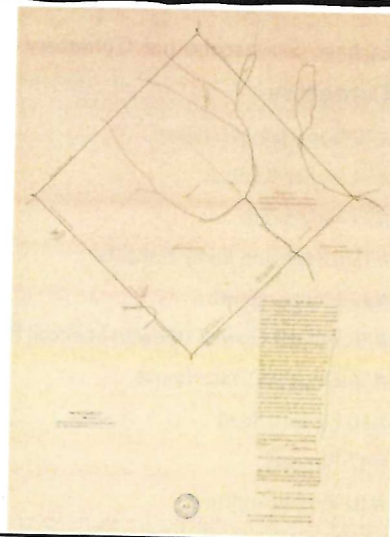
- Native American history:
 - No evidence of prehistoric Native American settlements.
 - Temporary hunting and fishing encampments were likely made by the Abenaki Tribe of the Wabanaki Confederacy on the town's ponds.
 - The proximity of Lyman to the Saco River via Swan Pond and Cook's Brook makes the presence of Abenaki likely. The Saco River was the region's major canoe and foot route between inland settlements and the coast.



5

Historic and Archaeological Resources

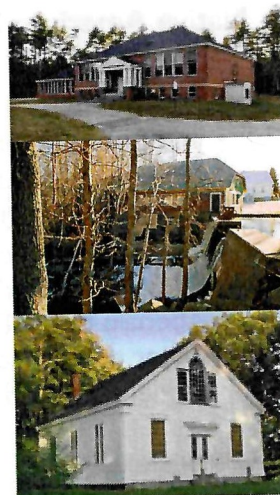
- Early European history:
 - 1660: John Sanders, John Bush, and Peter Turbat purchased land from Native American Fluellen.
 - 1668: Proprietors sold their title, which was conveyed to Roger Haskins and 35 others.
 - 1778: Town was incorporated as Coxhall.
 - 1820: Town name changed to Lyman.



6

Historic and Archaeological Resources

- No *documented* Pre-Historic Archaeological Sites.
- 19 *documented* Historic Archaeological Sites:
 - 11 domestic sites
 - 1 school
 - 2 farmsteads
 - 2 borrow pits
 - 2 cemeteries
 - 1 earthen foundation
- No listings on National Register of Historic Places.



7

Historic and Archaeological Resources

Earliest Gravestone per Cemetery

Cemetery	Person	Birth Year	Death Year
#78 Capt. James Walker	William Larrabee	1735	1785
#94 Heber Kimball	Alpheus Kimball	1775	1789
#79 King Smith	Capt. Elisha Smith	?	1794
#15 Joseph and Emily Roberts	Mercy ?	1795	1795
#29 Murphy/Smith	Mary Adams	1748	1796
#88 Samuel Gowen (Gowin, Spencer Pit)	Samuel ?	1758	1799
#56 Dennett/Waterhouse	Sally Dennett	1796	1802
#50 Howitt Road	Martha Low	?	1804
#47 Roberts	Miss Abigail Hill	1762	1808
#10 Welch/Andrews	Hannah Andrews	1778	1811

8

Historic and Archaeological Resources

Notable Historic Figures

Person	Overview
Horace Cousens	Born in Lyman; a successful Boston businessman; provided funds for the building of the Cousens School.
Bobby Coombs	Born in Lyman; a Major League pitcher and college coach; a member of the Maine Baseball Hall of Fame.
Theodore Lyman	Our town's namesake; offered a barrel of rum and a bell in exchange for the name changed from "Coxhall."
Nathaniel M. Low	Part of the Murphy family, an original family in Lyman; changed his name to Low because of anti-Irish racism at that time; manufactured the first hygrometer, which measures relative humidity, and the actual prototype is in Lyman archives.
Simeon Chadbourne	An early settler of Lyman; fought in the Battle of Bunker Hill; a cemetery is named for him.

more people to add? women?

9

Historic and Archaeological Resources

- Key takeaways:
 - Lyman's cemeteries have gravestones that date back to the late 1700s.
 - Lyman used to be called Coxhall.
 - Professional archaeological analyses may reveal more resources.
- Key questions:
 - How can the Comp Plan leverage the Historic Society as a key resource to protect Lyman's historic resources?
 - Which historic resources are most important to Lyman to preserve?

10

Public Facilities and Services

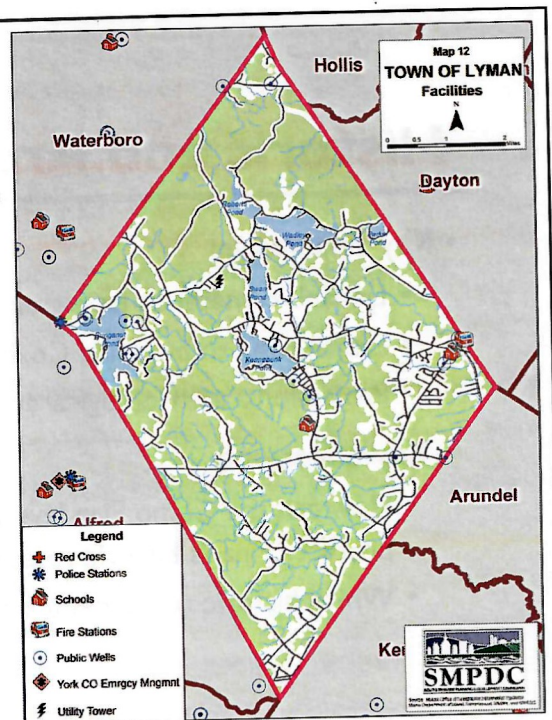
- As we look at the public facilities data, think about:
 - What facilities and services does Lyman offer now? Where are they?
 - What is Lyman's experience with those? Sufficient? Insufficient?
 - What will likely be needed in the future that isn't currently offered? What is currently offered that won't be needed in the future?
 - Does *what may happen* align with *what Lyman prefers to happen*?



11

Public Facilities and Services

- Key Institutions and Infrastructure:
 - Town Offices
 - Lyman Elementary School
 - Goodwin's Mills Fire-Rescue Service
 - Lyman Community Library



12



Public Facilities and Services

Lyman Total Enrollment by School

School	2018	2019	2020	2021	2022	2023	2024	Trend
Lyman Elementary School	228	237	221	224	246	242	243	15
Massabesic Middle School	683	682	702	657	654	623	629	-54
Massabesic High School	930	883	884	891	906	910	899	-31
RSU 57	3,014	2,994	2,987	2,752	2,903	2,927	2,936	-78

13

Public Facilities and Services

Dispatch Analysis: Number of Lyman 911 Calls

Why the difference between 2022 and 2023?

Call Reason	2020	2021	2022	2023	2024
Burglary	0	1	2	5	6
Assault (in-progress)	0	0	0	1	2
Motor Vehicle Complaint	46	63	62	182	197
Motor Vehicle Stop	52	73	90	381	293
Harassment	0	0	1	17	11
Welfare Check	12	6	1	47	51
All Reasons	358	406	358	2026	1949

14

Public Facilities and Services

Organization	Geographic Scope				Service Area																	
	Lyman	Local Area	Regional	Statewide or Larger	Referrals	Legal Assistance, Advocacy	Adult Education	Employment, Career, Skills	Refugees, Immigrants	Veterans	Seniors	Persons with Disabilities	Poverty, Income-related	Childcare, Families	Healthcare	Pet Care	Housing	Utilities	Home Repair	Transportation	Clothing, Toiletries	Food
211 Maine				✓	✓																	
Acenra Health				✓		✓					✓	✓								✓		
AlphaOne: Disability and Aging Solutions				✓							✓	✓										
AmeriCorps Seniors			✓													✓						
Animal Refuge League of Greater Portland		✓														✓						
Animal Welfare Society		✓										✓	✓									
At Home Family Supports												✓	✓									
Catholic Charities Independent Support Services				✓								✓	✓									
Catholic Charities of Maine				✓																✓		
Choosie VA				✓											✓							
Compassy Center				✓															✓			
Efficiency Maine				✓								✓										
Elder Abuse Institute of Maine				✓								✓						✓	✓			✓
General Assistance Program	✓													✓								
Generations United			✓	✓		✓	✓	✓			✓	✓										
Gov Senior Citizen Resources				✓		✓		✓														
Homeless Shelter York County			✓												✓							
Hospice of Southern Maine				✓				✓	✓						✓							
Immigrant Welcome Center of Greater Portland																						✓
In a Pinch Non-food Pantry		✓																				✓
Kennebunk Cares Closet		✓				✓																
Legal Services for Maine Elders				✓		✓														✓		
Lifelong Maine				✓								✓										
Lyman's Assessor's Property Tax Exemptions	✓											✓								✓		
Maine Bureau of Veteran's Services				✓								✓										✓
Maine Council on Aging				✓																		
Maine Harvest Bucks				✓		✓																
Maine Long-term Care Ombudsman Program				✓																		✓
Maine Senior FarmShare				✓								✓	✓	✓			✓	✓	✓			
Maine State Housing Authority				✓											✓							
MaineHealth				✓																		
Manpower		✓					✓	✓														✓
Massabesic Adult and Community Education		✓																				
Matthew 25:38 Meal																						
Maine State Library			✓																			

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Public Facilities and Services

- Key takeaways:
 - Considering Lyman's population size and rural character, you have good access to key in-town facilities as well as nearby amenities, services, and facilities.
 - Crime rates are low.
 - Welfare checks are increasing, a pattern likely to continue given Lyman's aging population.
- Key questions:
 - What facilities are not present in Lyman now but may be of increasing importance in the future? Where should desired facilities go?
 - Where could new partnerships occur?

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Natural Resources, Forestry, Agriculture

- As we look at the natural resources data, think about:
 - What is happening now?
 - What is Lyman's experience with the quality and quantity of its natural resources?
 - What may happen in the future?
 - Does *what may happen* align with *what Lyman prefers to happen*?

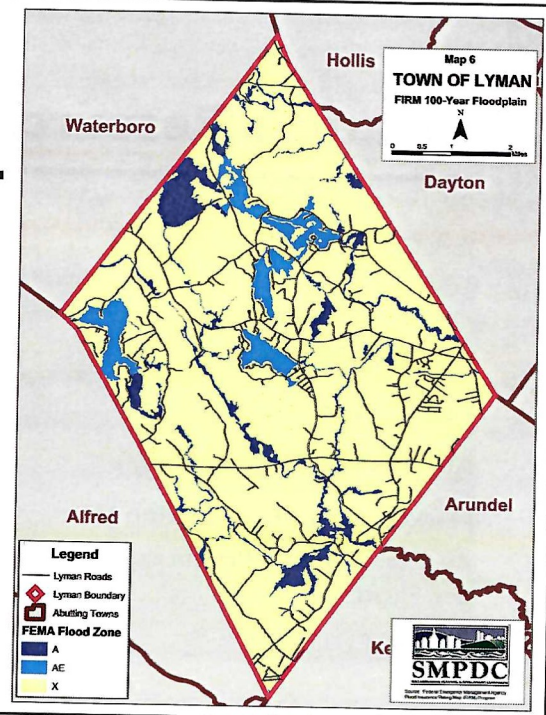
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Natural Resources, Forestry, Agriculture

FEMA Flood Information

Flood Zones	Meaning
A	High risk
AE	Moderate risk
X	Low risk

Source: FEMA



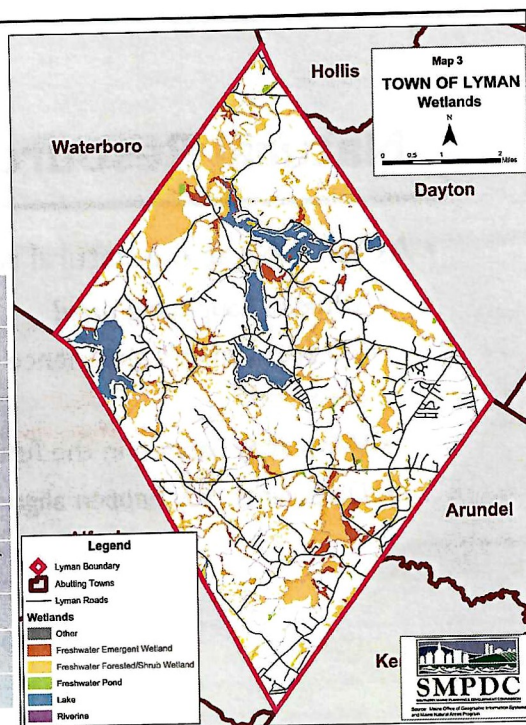
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Natural Resources, Forestry, Agriculture

Lyman Waterbodies

Name	Area (acres)	Perimeter (miles)	Mean Depth	Max Depth	Fishery Type
Bartlett Pond	33	1	8	18	Warmwater
Bunganut Pond	303	5.9	17	43	Warmwater
Kennebunk Pond	199	3.6	21	43	Coldwater + Warmwater
Barker Pond	25	0.8	13	23	Coldwater + Warmwater
Round Pond	4	0.3	14	36	None
Swan Pond	132	2.7	16	40	Coldwater + Warmwater
Tarwater Pond	12	1	-	-	None
Wadley Pond	298	4.8	5	22	Warmwater

Source: Lakes of Maine, Lake Stewards of Maine



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Natural Resources, Forestry, Agriculture

York County Agriculture Statistics

	2002	2012	2017	2022
Number of Farms	685	779	735	689
Land in Farms (acres)	57,219	64,512	61,039	50,741
Average Size of Farm (acres)	84	83	83	74
Market Value of Production	\$18,750,000	\$27,451,000	\$28,551,000	\$31,620,000
Average Value of Production per Farm	\$27,372	\$35,239	\$38,846	\$45,892

Source: USDA Census of Agriculture

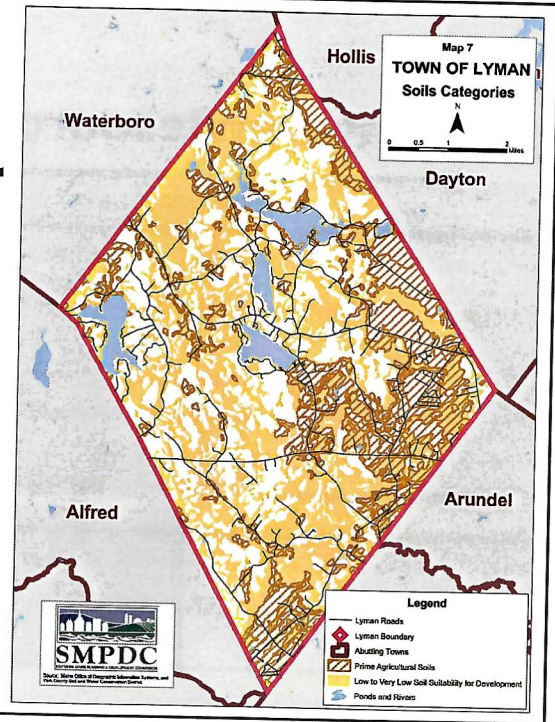
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Natural Resources, Forestry, Agriculture

Soil Suitability for Development

	Area (acres)	Percent of Lyman
High	6,283	24%
Medium	7,326	28%
Low	650	3%
Very Low	10,538	41%

Source: York County Geodatabase



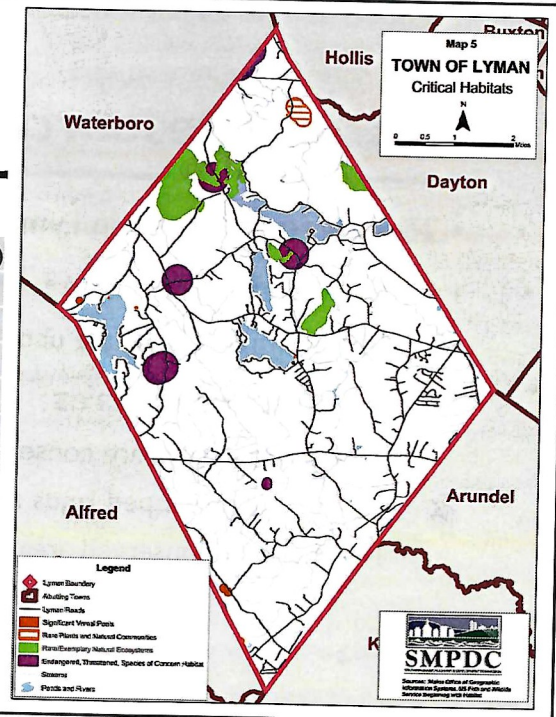
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Natural Resources, Forestry, Agriculture

Important Habitats in Lyman

Habitat Significance Category	Habitat Areas (#)
Inland Waterfowl/Wading Bird	8
Aquatic Species Habitats	Many
Essential Wildlife Habitats	0
Significant Vernal Pools	3
Statewide Ecological Focus Areas	2
Rare Plants and Natural Communities	2
Rare/Exemplary Natural Communities or Ecosystems	6
Habitat for Rare, Endangered, Species of Concern	7

Source: Maine Department of Inland Fisheries and Wildlife



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Natural Resources, Forestry, Agriculture

STATE
ENDANGERED

**Ringed
Boghaunter**
(*Williamsonia linnei*)



STATE
ENDANGERED

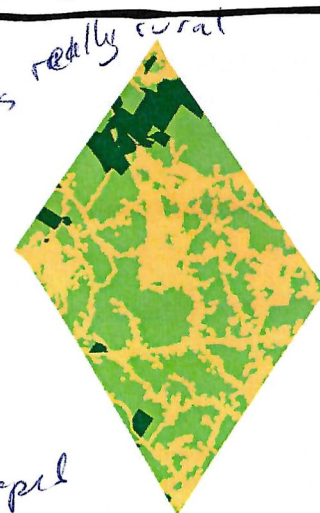
**Hessel's
Hairstreak**
(*Callophrys hesseli*)



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Natural Resources, Forestry, Agriculture

- **25,904 total acres** in Lyman
- **14,523 undeveloped acres**
- ★ • 56% of Lyman's lands are undeveloped.
- **1,994 conserved acres**
 - 7.7% of total lands are conserved.
 - ★ • 13.7% of undeveloped lands are conserved.
 - There are 11 conserved areas.



most developed
dark green conserved
green - undeveloped

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Natural Resources, Forestry, Agriculture

- Major conservation and open space players in Lyman:
 - Kennebunk Land Trust
 - Francis Small Heritage Trust
 - U.S. Forest Service (USDA)
 - York County Soil and Water Conservation District
 - Town of Lyman
 - Maine Department of Inland Fisheries and Wildlife

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Natural Resources, Forestry, Agriculture

- Key takeaways:
 - There are more farms now than 20 years ago, but the farms are smaller.
 - 44% of land is low or very low suitability for development: much of the land cover is wetlands.
 - Lyman's 8 larger ponds and lakes are a mixture of warm and cold fisheries.
 - Lyman has 7 habitat areas that support endangered, threatened, or species of concern.
 - 56% of Lyman's land is de facto open space, but only 13.7% of that is conserved.

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Natural Resources, Forestry, Agriculture

- Key questions:
 - What natural, forestry, or agricultural resources are most important to Lyman?
 - What protections might the town be open to for these important resources?
 - How do natural resources influence residents' quality of life?
 - What happens to the look and feel of Lyman as land becomes developed?
 - Which undeveloped areas would be most important to become conserved open space areas?

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Parks, Recreation, and Open Space

- As we look at the parks, recreation, and open space data, think about:
 - What is happening now?
 - What is Lyman's experience with the quality and quantity of its recreation opportunities? With its open spaces and parks?
 - What may happen in the future?
 - Does *what may happen* align with *what Lyman prefers to happen*?

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Parks, Recreation, and Open Space

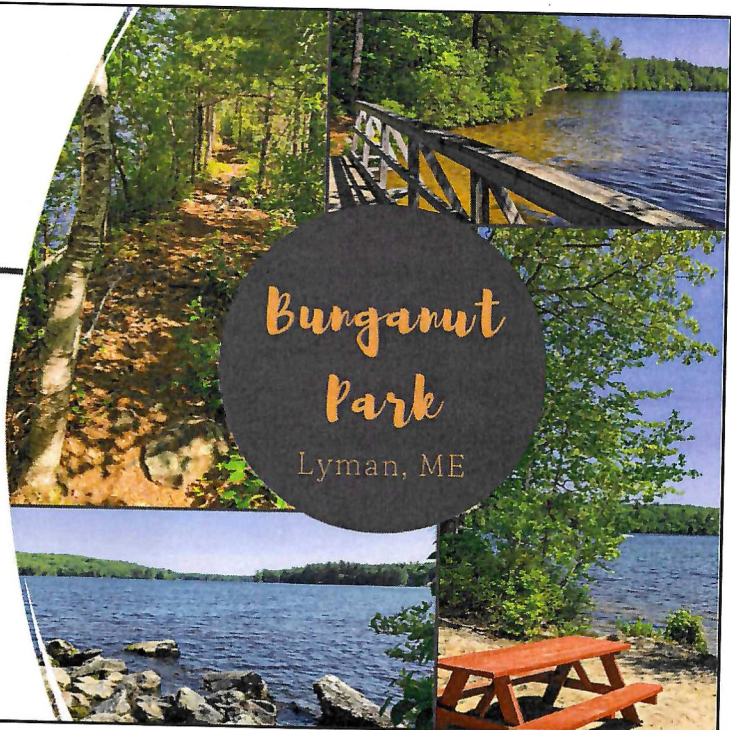
- Bunganut Park & Field
- ~~Bunganut Lake Camping Area~~
- Gracie Evans Field ?
- Kennebunk Pond Beach
- Massabesic Experimental Forest
- Sid Emery Demonstration Forest
- Bradford Memorial Tract *no public access*
- Black Kettle Farm



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Parks, Recreation, and Open Space

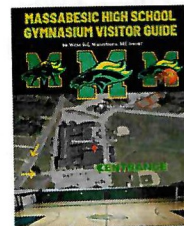
- Bunganut Park
 - Shoreline, field use, picnics, wooded trails, swimming areas, sand volleyball court, horseshoe pits, playground; Pine Grove rental area
- Sanford-Springvale YMCA



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Parks, Recreation, and Open Space

- Massabesic Little League
- Massabesic United Soccer Club
- RSU 57 Athletics



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Parks, Recreation, and Open Space

- Community Library:
 - Kid's Crafts
 - Age-appropriate Storytime
 - Adult Book Club
 - Cribbage Club
 - Fiber Arts Club



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Parks, Recreation, and Open Space

- Key take-aways:
 - Many recreation opportunities are shared among neighboring communities.
 - Bunganut Park is a critical park and recreation resource.
- Key questions:
 - Which undeveloped areas would be most important to become conserved open space areas or parks?
 - Who are critical partners in creating recreation opportunities and open spaces?
 - What recreation opportunities are desired but not offered? Dance? Adult sports leagues?

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Land Use

- As we look at the land use data, think about:
 - How are land uses distributed now?
 - What is Lyman's experience with your land uses? Their distribution?
 - If trends continue, what may happen in the future?
 - Does *what may happen* align with *what Lyman prefers to happen*?

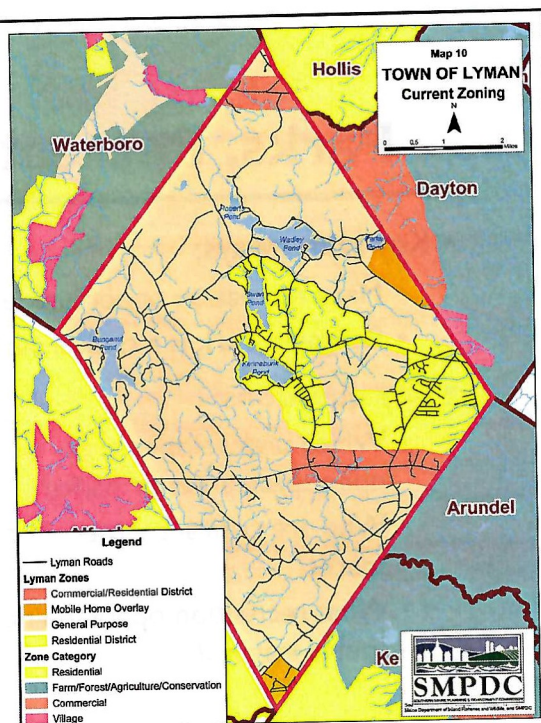
45

"Rambus"

Land Use

Zone	Size (acres)
Commercial/Residential	1,350
Mobile Home Overlay	502
Residential	4,460
General Purpose	19,573
Total Area:	25,904

Get rid of ---
General Purpose zone



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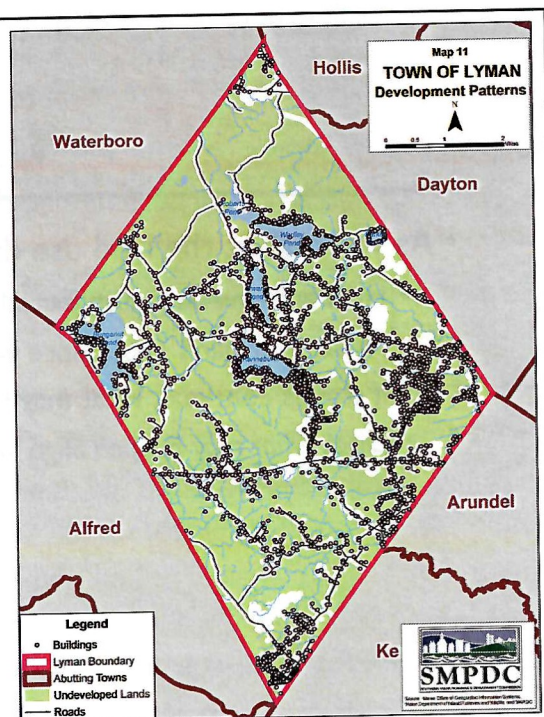
Land Use

Development Tends to Occur:

- Around major roads
- Around the ponds and lakes
- In the Goodwin Mills area

Development Stats:

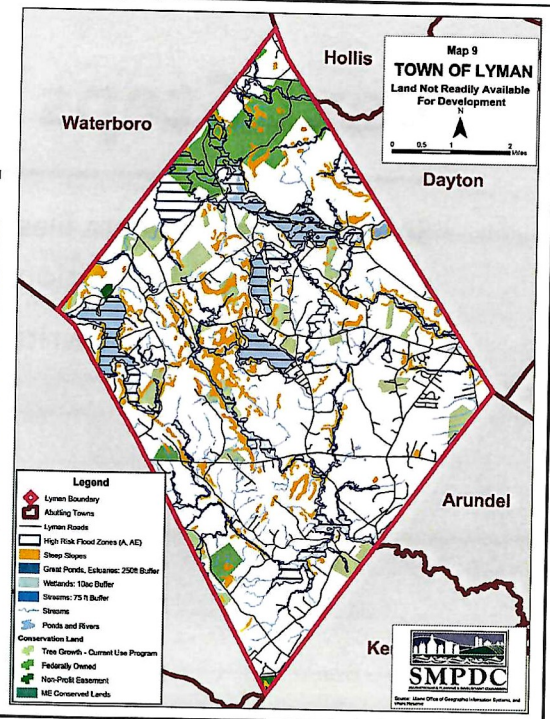
- 2,345 addresses (all land use types)
- 2,187 housing units



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Land Use

Development Limitations	Map Key
High Risk Flood Zones	Navy stripes
Steep Slopes	Orange
Waterbodies	Blues and aquas
Conserved Lands	Greens



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Land Use

- Key takeaways:
 - Lyman is predominantly residential.
 - Development is concentrated around the ponds and lakes, around major roads, in the Goodwin Mills area, and in the Commercial/Residential zones.
 - Physical constraints like wetlands and steep slopes limit future development locations.
- Key questions:
 - What distribution of land uses will best serve the Town over the next 20 years? Financially? Recreationally/environmentally? Quality of life?

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Next Steps

- SMPDC sends the data files and graphics, including an annotated version of this presentation, to the Committee.
- SMPDC works on the writing of three Inventory Chapters.

2 wks updates

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Next Steps

- SMPDC recommends:
 - That the Committee delves into the specific future that Lyman desires and how that relates to the data.
 - Where are there opportunities?
 - What threatens Lyman's desired future?
 - What policies or programs could help Lyman get the future it wants?

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