



Comprehensive Plan Committee with SMPDC: Agenda

Date & Time: December 4, 2025; 6:00 pm

Location: Lyman Town Hall

Meeting Purpose: Develop a comprehensive understanding of Lyman's internal strengths and weaknesses alongside external opportunities and threats. Identify the factors that may influence Lyman's success at meeting your community's vision for yourself. Explore Lyman's characteristics spatially.

Agenda:

1. **Intros** (5 min)
2. **Recap from Chair & Discussion** (15 min)
 - a. What are the CPC's main takeaways from the survey results?
 - b. What is the draft Vision Statement? Draft goals?
3. **SMPDC's SWOT and APAE Exercise*** (45 min)
 - a. Strengths Weaknesses Opportunities Threats (SWOT) Facilitation
 - b. Achieve Preserve Avoid Eliminate (APAE) Facilitation
 - c. Synthesis of Exercise and Ties to Vision Statement
4. **Mapping and Visioning Exercise** (45 min)
 - a. Finalize Vision Statement
 - b. Work on Goals
 - c. Identify Community Character spatially
5. **Next Steps** (5 min)
 - a. SMPDC to write up SWOT and APAE results and send to CPC; CPC to review and finalize lists.
 - b. SMPDC to digitize the Community Character map and send to CPC.
 - c. SMPDC to send out an agenda and materials ahead of the January CPC meeting.
 - d. Others?

Next Meeting: January 8, 2026 at 6:00 pm

**How does this contribute to the Comp Plan? A SWOT and APAE analysis will provide us with a list of factors according to community perception (as represented by the CPC and members of the public in attendance, as well as Survey Results). This list, when combined with the data assessment, provides information about real and perceived challenges and opportunities and points to community needs and goals. With such information, we can craft accurate and helpful strategies to help make Lyman's Vision a reality.*

Achieve

you don't have it but do want it

- Regular and clear Town communications, including up-to-date minutes, Lyman Connection, and website
- More kid/family-friendly/all-age activities
 - Farmer's market, Senior groups, Parades, Classes, Walking groups, Arts & Crafts groups
- Family/caretaker schedules and constraints are considered in creating Town events
- Boat launches for Swan Pond and Bunganut Pond
- Upgrade boat launch at Kennebunk Pond
- Walking/running/bicycling smooth-surface trails, 2+ miles
- Sidewalks in key places: South Waterboro Road, Kennebunk Pond Road, Day Road, Hill Road, Huff Road, Route 35 to Route 111
- Improve perception of boards/committees
- Access to open space, including water for swimming
- Introduce local dining options and local businesses in key commercial areas
- New public infrastructure
- Policies that direct growth to core areas to support economic prosperity while helping rural areas stay rural
- Make a Committee and Boards Open House Night to feel more inviting to new residents
- Sense of community for newcomers
- Housing options affordable to working families and seniors
- Health and wellness programs
- Home maintenance and weatherization programs
- More permanently conserved areas

Avoid

you don't have it and don't want it

- Sprawled/uncontrolled development
- Chain stores with bad design and minimal positive local impact
- Higher taxes, new services or infrastructure driving up costs
- Adding new public infrastructure
- Junk yards
- Smells from cannabis industries
- Growing lack of sense of community
- Encouraging only \$500,000+ houses through zoning and land use regulations
- Government waste
- Crime
- Pollution, bank erosion, and invasive species in and along the water bodies
- Building in areas prone to flooding
- Overuse of water bodies
- Overrun of waterfront properties by short-term rentals

Preserve

you have it and want to keep it

- Sense of community among many
- Library and its activities
- Low tax rate and stable taxes
- New newsletter
- Quality of life
- Quiet, peaceful, rural, small-town atmosphere
- The health of woods, ponds, and waterfront areas
- Minimal services because that keeps town expenses low
- Agricultural areas
- Large expanses of natural areas
- Food Waste Diversion Program
- Paint Night With Sue
- Memorial Day Parade
- Concerts in the Park series
- Partnerships with local Scouts troops
- Jake the Snake community rock garden
- Goodwin Mills Octoberfest
- Community ice rink
- Historical Society
- Kid's Crafts at the Library
- Cribbage Club, Crafternoon, Adult Book Club
- Goodwin Mills Fire Rescue
- Partnership with Lake Stewards of Maine
- Historic resources in Town
- The 7 distinct habitat areas for endangered/threatened/species of concern
- Lyman Snowmobile Club

Eliminate

you have it but don't want it

- Perceived or real sense of exclusion
- Perceived or real sense of negativity around boards and committees
- Perceived or real inconsistency and obscurity in decision-making
- Misconceptions about how zoning/lot sizes interact with growth
- Speeding
- Impairment of Lord's Brook



To build the **APAE** analysis, we turn the ideas in the **SWOT** brainstorming exercise into actions. For example, the *threat* of sprawled development turns into an *avoid* disjointed subdivisions that divide undeveloped lands and a *achieve* land use regulations that direct growth to a few core areas.

Strengths

- People/neighbors (S1)
- Library and its activities (S1)
- Low tax rate and stable taxes (S1, S2)
- New newsletter "Lyman Connection" (SMPDC)
- Quality of life (S2, AFL)
- Relative location/access (S2)
 - Ocean, employment centers, shopping areas, medical centers
- Quiet, peaceful, rural, small-town atmosphere (S2)
- Woods, ponds, waterfront (S2)
- Minimal services because that keeps town expenses low (S2)
- Food Waste Diversion Program (SMPDC)
- New Town Manager and new staff projects (SMPDC)
- Goodwin Mills Fire Rescue (SMPDC)

Weaknesses

- Small town politics/feeling excluded (S1)
- Lack of trails, family-friendly infrastructure like sidewalks and playground (S1)
- Lack of housing options (S2)
- No longer affordable (Data, AFL)
- Lack of local dining (S2)
- Lack of public infrastructure (S2)
- Inability to age in place here (S2, AFL)
- Inability for grown kids to live here (S2)
- Lack of places for people to connect with each other casually and organically build community (SMPDC)
- Lack of enforcement on speeding (AFL)
- Health and wellness programs (AFL)
- Lack of local entertainment venues and all-age activities (S1, AFL)

Opportunities

- Clean up and enhance Town website (S1)
- More kid/family-friendly/all-age activities (S1)
 - Farmer's market, Senior groups, Parades
- Activities/events/meetings that work with family/caretaker schedules (S1)
- Boat launches for Swan Pond and Bunganut Pond (S1, S2)
- Upgrade boat launch for Kennebunk Pond (S1)
- Walking/running/bicycling smooth-surface trails (S1, S2)
 - goal = 2 mile minimum distance
- Sidewalks for safety in key places (S1, S2)
 - South Waterboro Road, Kennebunk Pond Road, Day Road, Hill Road, Huff Road (S1)
 - Route 35 to Route 111 (S2)
- Improve perception of boards/committees (S1)
- More open space areas, including preserved farmland (S2)
- Local dining options (S2)
- Public infrastructure: high speed internet, public water and sewer (S2, AFL)
- Places to swim (S2)
- Policies that direct growth to core areas to support economic prosperity while helping rural areas stay rural (SMPDC)
- Committee and Boards Open House night to feel more inviting to new residents (SMPDC)

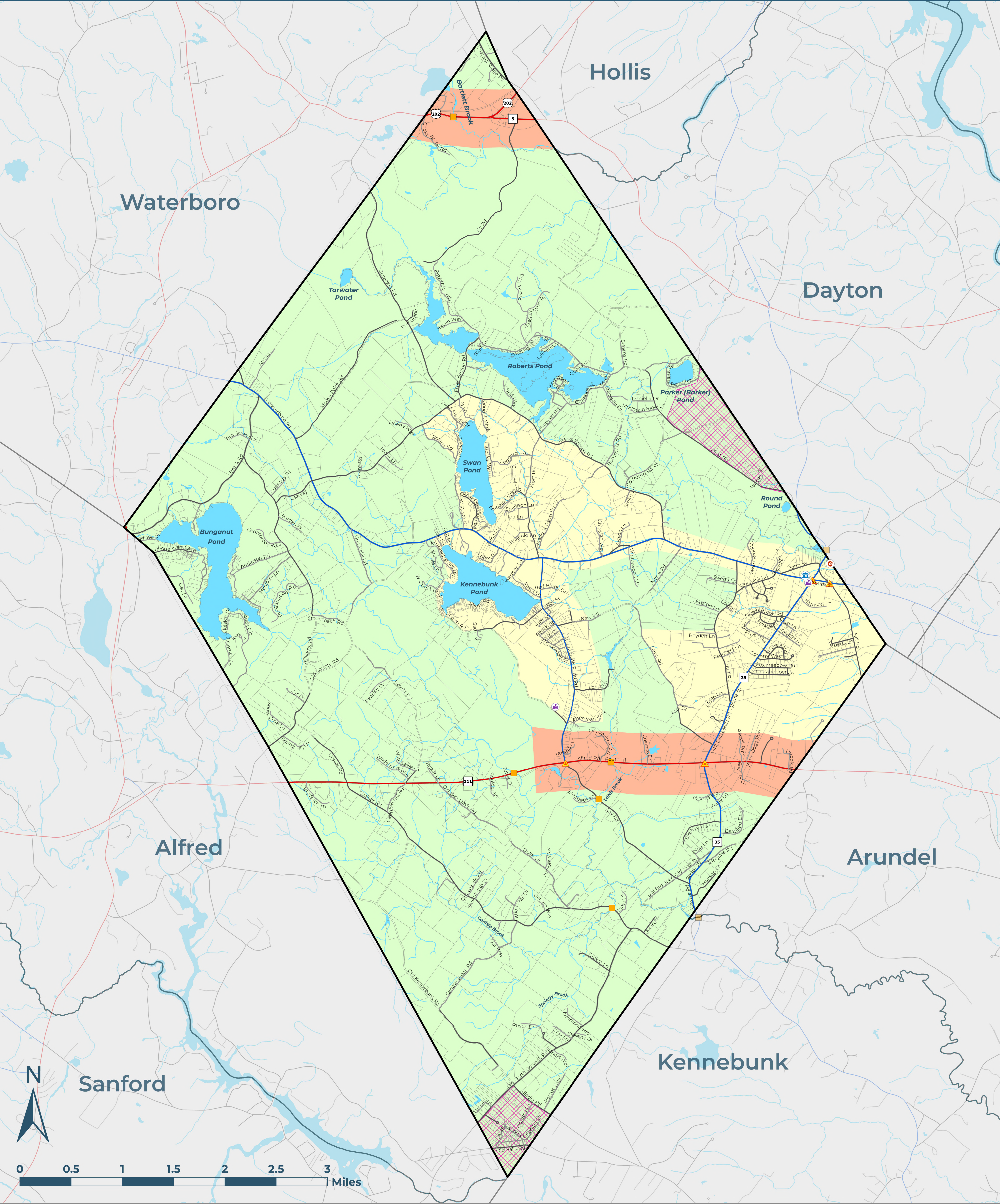
Threats

- Negativity preventing new residents from engaging (S1)
- Negative perceptions (S1, S2)
 - Perception on lack of transparency
 - Perception on lack of consistency
- Multi-family housing or higher density housing (S2)
- Sprawled/uncontrolled development (S2)
- Misconceptions about how zoning/lot sizes interact with growth (SMPDC)
- Chain stores with bad design & minimal positive local impact (S2)
- Higher taxes, new services or infrastructure driving up costs (S2)
- Junk yards (S2)
- Smells from cannabis industries (S2)
- Growing lack of sense of community (SMPDC)
- Unbalanced distribution of age groups among population (Data)



Source of Ideas:
 S1 = Comp Plan Survey 1 S2 = Comp Plan Survey 2
 AFL = Age-friendly Lyman Survey
 CPC = Comprehensive Plan Committee
 SMPDC = Southern Maine Planning & Development
 Commission planning staff observations
 Data = As indicated by data from inventory

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Legend

- Parcels
- Bridges
- ▲ High Crash Location
- Goodwin Mills Fire-Rescue
- 🏫 Schools
- 🏛️ Town Hall

Roads by Jurisdiction

- State Aid
- State Highway
- Townway
- Private

Zoning Districts

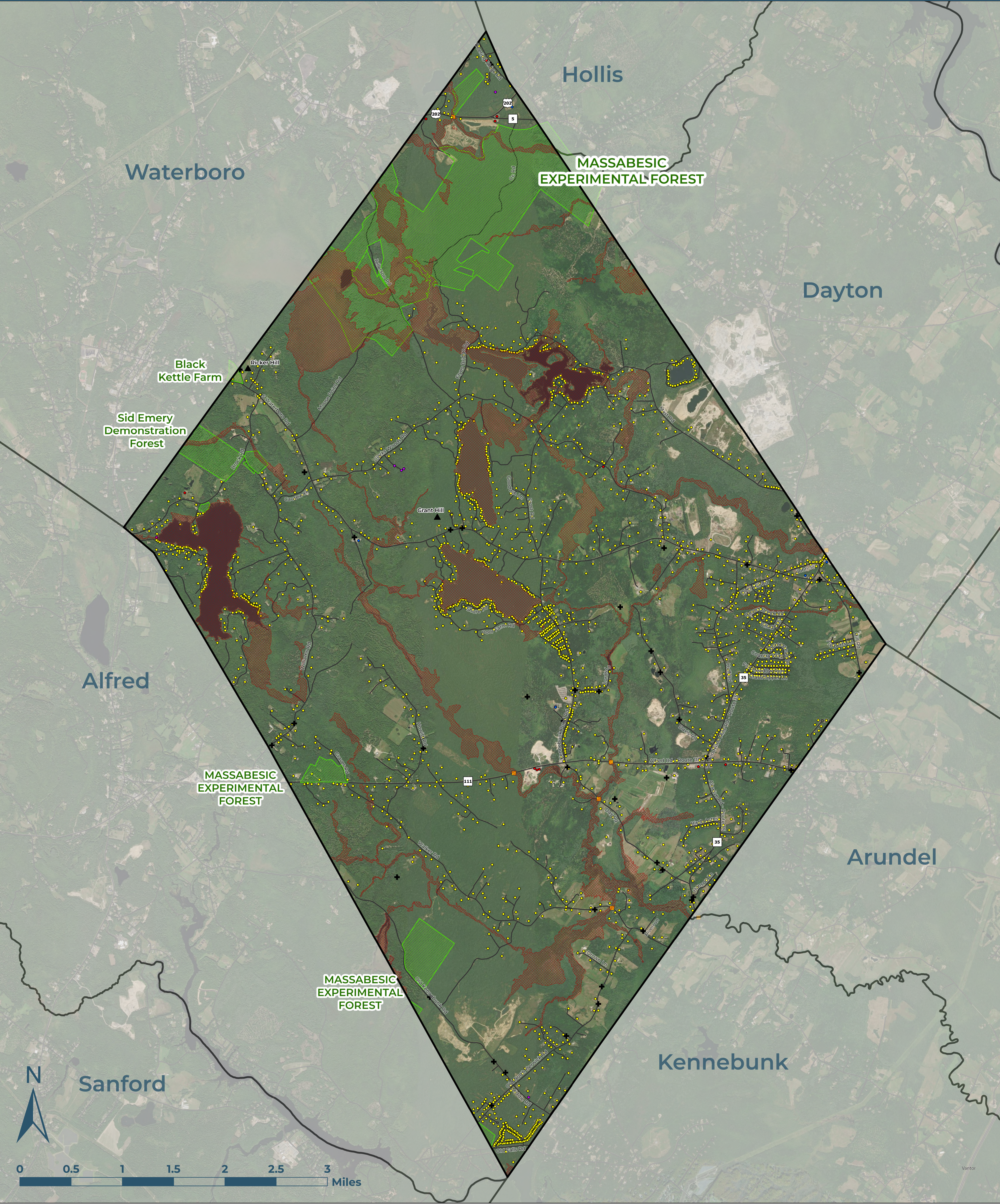
- Residential District
- Commercial/Residential District
- General Purpose
- Mobile Home Overlay



Data Source(s): Maine Dept. of Transportation (2024), Maine E911 Addresses (2025).

Map drawn by SMPDC in Dec. 2025. Data depicted on this map are for planning purposes only and are based on best available information. Some of the data do not line up.

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Legend

- Special Flood Hazard Area (FEMA Zones A & AE)
- Conserved Lands
- Roads

E911 Locations

- Residential
- Commercial / Mixed Use
- Municipal
- Utilities
- Cemetery



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