



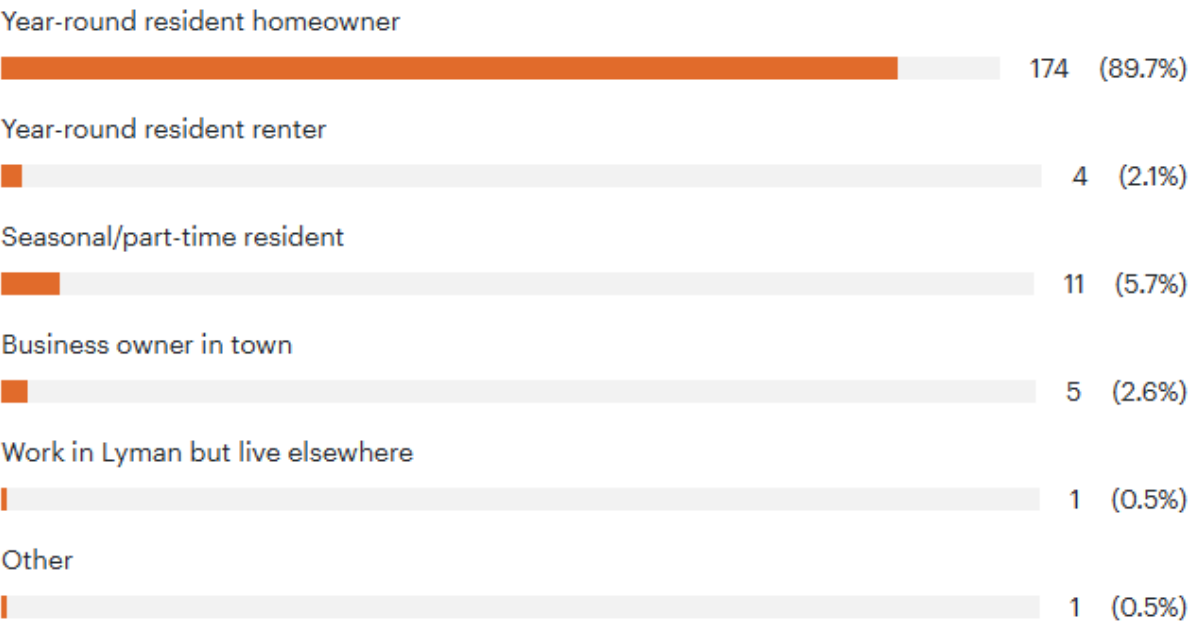
Comprehensive Growth Plan Survey (3) Results

Thank you for participating and giving us your feedback!

This was the second public survey conducted by the Comprehensive Plan Committee. Open from November 17th to December 19th, 2025, the survey gathered feedback from 194 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

"How are you connected to Lyman? (check all that apply)"

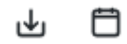


Open Text Responses

Question 1: How are you connected to Lyman?

- Landowner

Question 2 has 193 answers (Checkboxes)

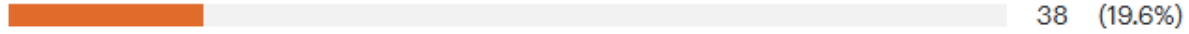


"How long have you lived in Lyman?"

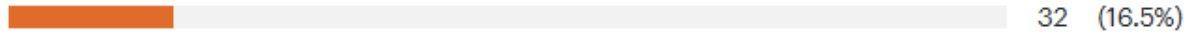
Less than 5 years



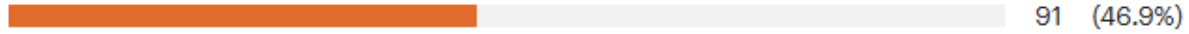
5-10 years



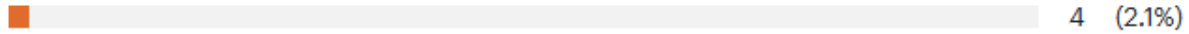
11-20 years



20+ years



I do not live in Lyman



Question 3 has 169 answers (Open text)

"Where in Lyman do you live (street name only):"

1	Abc Lane	2	Dorothy Lane	1	Old Sawmill Rd
1	Acadia Way	1	Fox Meadow Run	1	Oscar Littlefield Rd
1	Acorn Ln	2	Frost Rd	1	Pleasant Point
4	Alewive Rd	2	Fryes Bridge Rd	3	Poor Farm Rd
6	Alfred Rd	3	Goodwins Mills Rd	1	Poplar Lane
2	Anderson Rd	1	Graves Rd	1	Ray Ave
1	Barkers Pond Rd	1	Haven Way	2	Red Brook Drive
1	Basswood Street	3	Hill Rd	2	Rhode Island Ave
1	Belridge trail	1	Homestead	3	Rumery Rd
1	Bluff Drive	3	Howitt Rd	2	Rustic Lane
1	Boulder Lane	1	Huff Rd	1	Ruth lane
2	Brock Rd	6	Kennebunk pond Rd	15	S Waterboro Rd
2	Candlewood Drive	5	Lords Lane	7	Shore Rd
1	Carlisle Brook Rd	1	Maple St	2	Snow Dove Lane
1	Caughin Hill Rd	2	Marcotte Lane	1	Sullivan Lane
1	Causeway	5	Mast Rd	3	Wadleigh Pond Rd
1	Chappel Rd	1	Munnick point	7	Walker Rd
3	Chappell Shores	1	Murphys Way	1	Wannabe Lane
15	Clarks Woods Rd	2	Not A Rd	2	West Shore Drive
1	Cripple Creek Drive	1	Oakwood St	1	Whitetail Way
1	Davis Rd	3	Old Ben Davis Rd	5	Williams Rd
1	Day Rd	2	Old North Berwick Rd	2	Zander Lane
1	Deer Hill Rd	3	Old Pump Rd	1	NA
1	Dion Lane			1	Not comfortable answering

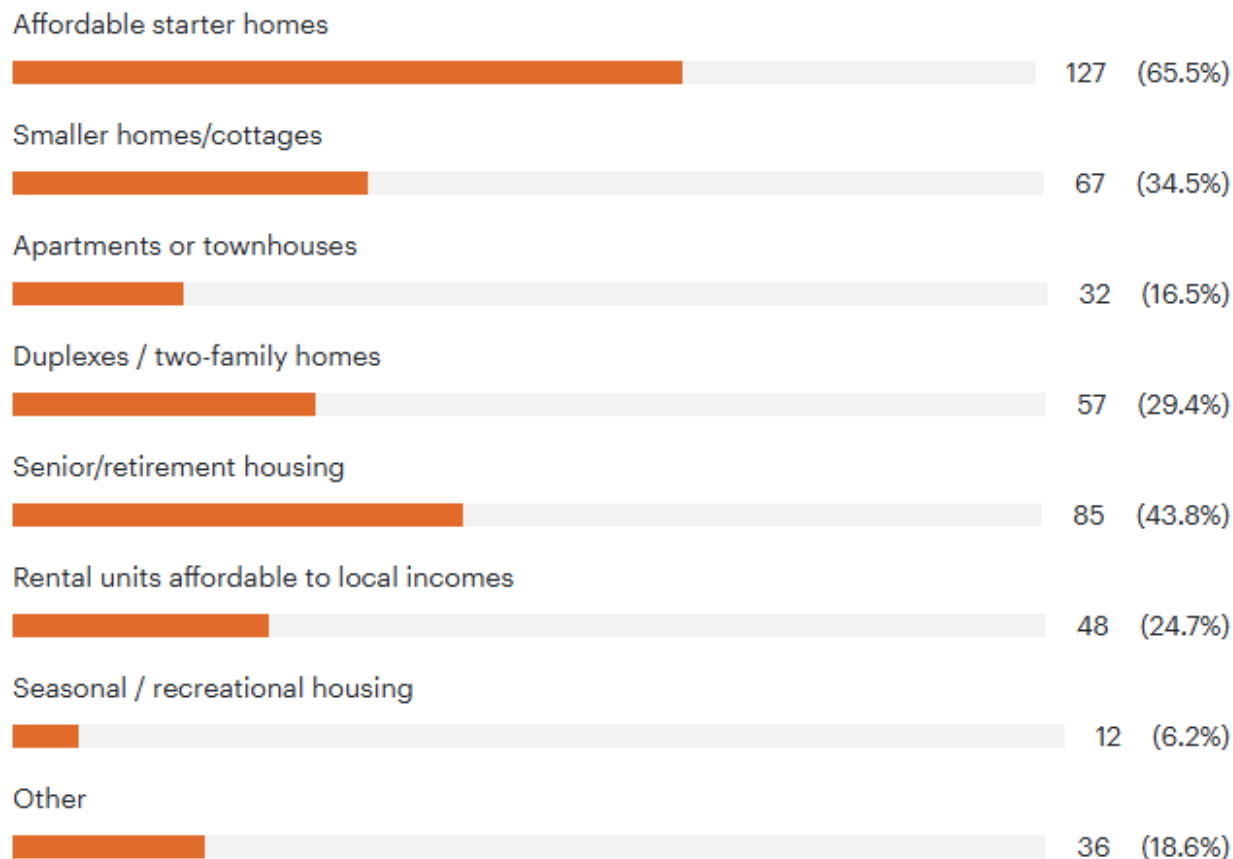
"Nearly 90% of households cannot afford the median home price in Lyman, and rental options are very limited. How Concerned are you?"



Question 5 has 189 answers (Checkboxes)



"What types of housing should Lyman encourage more of? (check all that apply)"



Open Text Responses –

Question 5: What types of housing should Lyman encourage more of?

- Affluent families who would adhere to the current zoning laws.
- Starter homes on decent acreage, 3+ acres per home.
- Do nothing.
- Single family homes

Open Text Responses –

Question 5: What types of housing should Lyman encourage more of?

- The style of home built is up to the homeowner/landowner. The town has no say in the type of home.
- No change - like town the way it is. Don't start chopping it up.
- None
- None - keep it the same
- None
- I don't want more homes, we don't have infrastructure for it and I don't want to pay more taxes to build that infrastructure. Keep out town small and stop all the extra town government and spending.
- How can Lyman encourage people to build? Certain things is a free market if the zoning is marked for a small family multifamily or a duplex than that's what you can do if it's not a zone for it you can't do it again. This is a free market so you shouldn't subsidize or put a rent cap on rental properties. It's a free market. It's a free market. The town should not have any say in that.
- Less
- Multi-generational
- Single family homes
- None. We should be more interested in Commercial uses that bring in tax money but do not cost us by having more students in schools. We need to lower the property taxes.
- Single family homes with minimum of 5 acres
- Single family
- Single family under current space and bulk criteria
- None, we don't need to encourage or subsidize affordable housing in Lyman. The Town and taxpayers shouldn't support those at our cost or risk of changing the charm of Lyman.
- Single family housing
- Single family residence
- None
- Single family
- ADUs
- Single family homes
- Adu
- Homes for families that live here year round

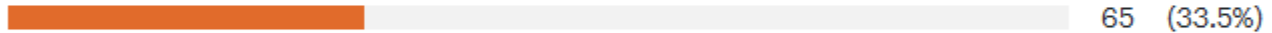
Open Text Responses –

Question 5: What types of housing should Lyman encourage more of?

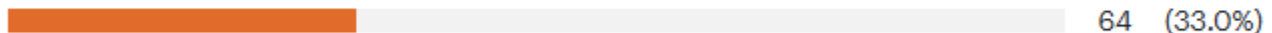
- I like it rural and quiet.
- ADUs
- Single family homes
- No housing developments that have homes under 1.5 acres of land with the home lot. No condos, no apartment buildings. Homes for people to buy under\$400,000
- No more new homes.

"Would you support changes to zoning to allow: (check all that apply)"

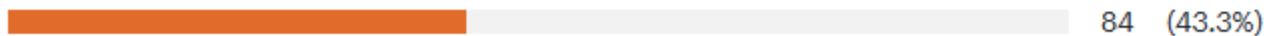
Smaller lot sizes for new housing



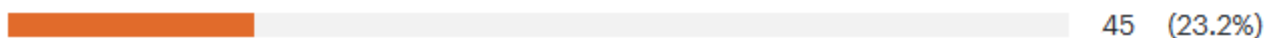
More multi-family housing in growth areas



Senior/assisted living facilities



Other



Open Text Responses –

Question 6: Would you support changes to zoning to allow..?

- ☐ Current zoning is fine
- ☐ No changes to zoning beyond what our state just did to usurp it
- ☐ No changes to lot sizes
- ☐ No thanks
- ☐ Yes, but lots should be 1.5 access and no less. None of the cookie cutter home on 1/2-acre loss. We are a rural town and need to stay that way. That's why I moved here and bought my house.
- ☐ Larger lots. Back to five acres minimum.
- ☐ Do not change anything
- ☐ 5 acres is fine. Keeps us a rural community!
- ☐ None of these. I prefer the 5 acre lots to prevent too many developments from going in.
- ☐ None
- ☐ No
- ☐ None
- ☐ No, keep it the same
- ☐ No changes
- ☐ Lyman needs to stay rural.

Open Text Responses –

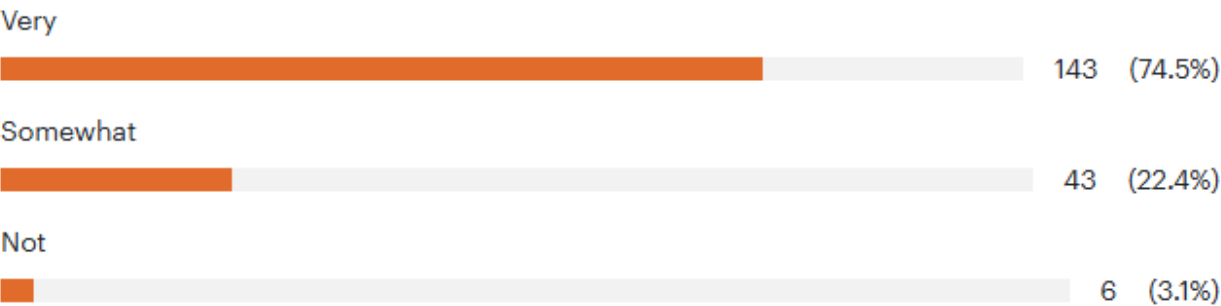
Question 6: Would you support changes to zoning to allow..?

- I don't want any of these things, they are offered in neighboring towns. We are not Sanford or Biddeford
- Maybe not smaller lot sizes as a whole but maybe a streamlined process for subdivision development. If subdivision ends up being encouraged more, open space should be a priority with planning board approval so as not to compromise rural feel of the community. Also not super familiar with this towns application/approval process so maybe that's already handled.
- More multi-family housing in growth areas. Lot sizes are not the issue we have zoning that has smaller lots available again. This is a free market so if no one wants to sell those lots then that's that. What needs to be put in Check is the actual setback on properties and the restrictions that the towns are putting on for instance there's a 40-foot setback if you have 5 acres but if you have 1 acre and live close to the water it's 10 feet setback. To me that doesn't quite seem fair.
- I want to see more sidewalks, south Waterboro road so we can go on walks safely
- Just NO
- None. Keep this a small town.,
- Leave it the way it is now
- No Change
- None, problem is statewide. Lyman doubling lot sizes; doubling population means less open space and higher taxes
- None
- No!
- Leave it the way it is
- None. We are fine the way we are
- Zoning is good the way it is
- ADUs
- None of the above
- Unsure. Although I wouldn't necessarily be able to afford to buy where I currently rent, I like not being able to see my neighbors
- No
- No
- I would like to see less development... I like things the way they are.
- Smaller lots but no less than 1.5 acre lots.
- Change residential zoning to 1.5 acres across the board so seniors and families who can't afford taxes, etc. can sell.

Question 7 has 192 answers (Radio buttons)



"How important is balancing housing growth and conservation?"



Question 8 has 192 answers (Radio buttons)



"Would you support incentives for developers to build affordable housing"

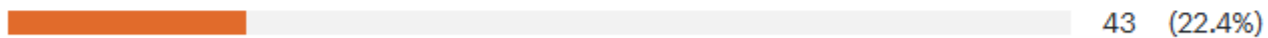


Question 9 has 192 answers (Radio buttons)

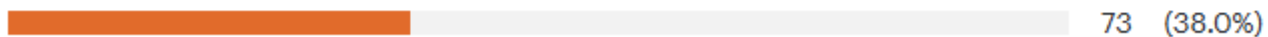


"Many Lyman residents commute out of town for work (average 29 minutes) and the town has no traditional downtown. How important is it to create more local jobs:"

Very



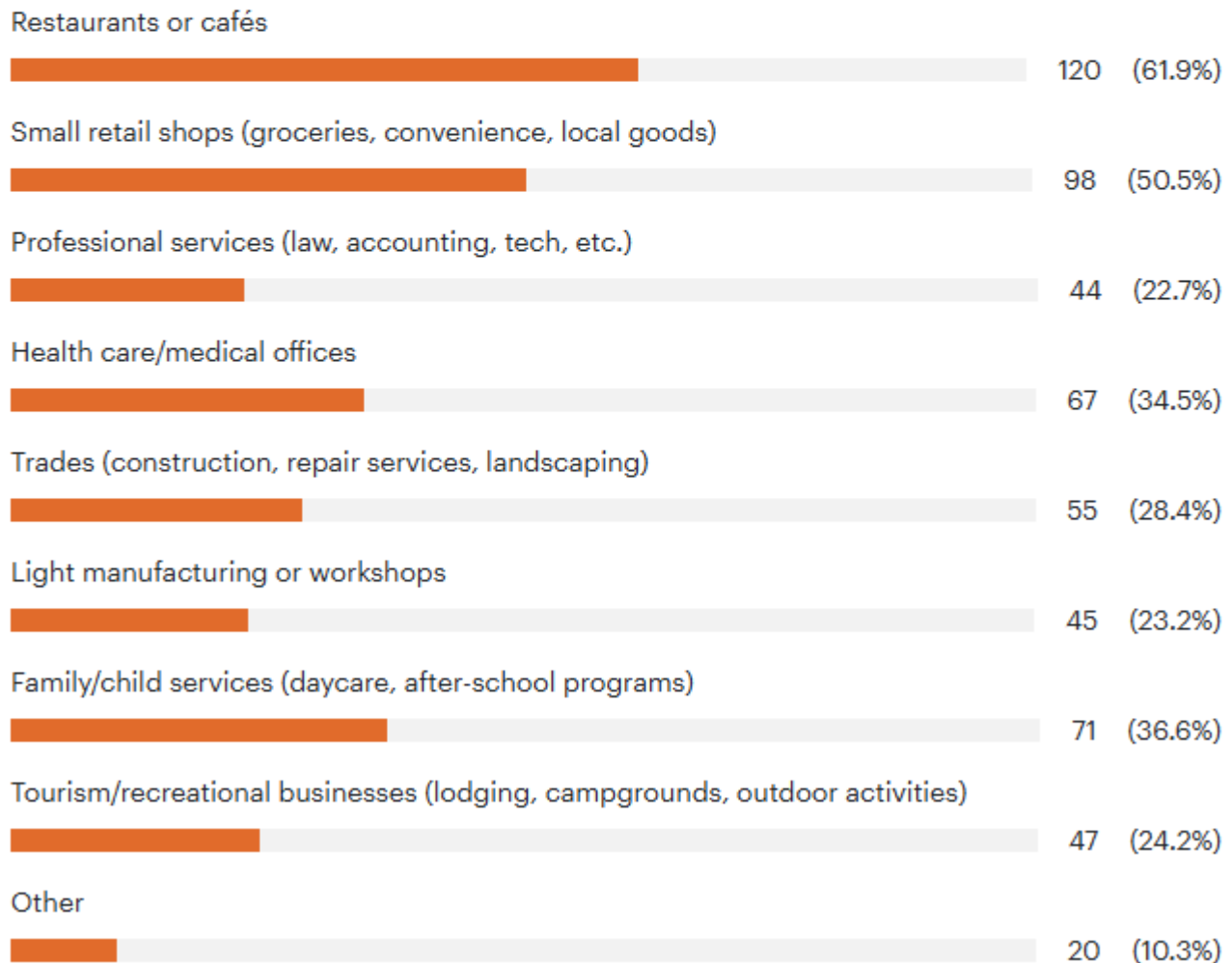
Somewhat



Not



"What types of businesses would you like to see more of in Lyman? (check all that apply)"



Open Text Responses –

Question 10: What types of businesses would you like to see more of in Lyman?

- ☐ Big manufacturing
- ☐ Back to rural.

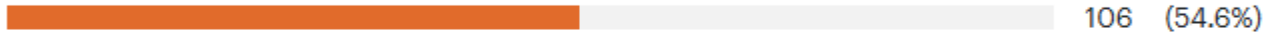
Open Text Responses –

Question 10: What types of businesses would you like to see more of in Lyman?

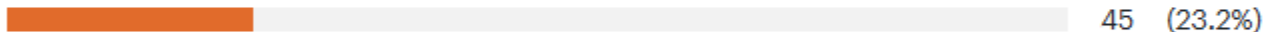
- None, like the small-town feel that it is
- None, people live here because it's away from all that crap. There are towns and cities near us that offer those things already
- I guess I would like to ask what they mean by bringing more businesses in Lyman is a small town that is run off small businesses, probably one and five people in Lyman have a small business that they either run out of their home or have an actual business shop in Lyman. This is a free market. You can start a business anytime and put a business anywhere. The town doesn't need to spend more taxpayers' money for no reason.
- Woods.
- Leave it the way it is now
- None, there are plenty of nearby businesses for all of these things.
- Any business that adds to the tax base but has no kids in the schools. That keeps property taxes down
- None
- Biddeford is 10 miles down the road.
- This is up to the homeowner/landowner. We do not have a say in what types of businesses should be in Lyman.
- If the town could support a business of any of the above the business would be here
- Banks

"What would help strengthen Lyman's local economy? (check all that apply)"

Improved broadband and technology access



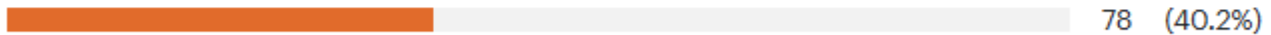
More space/zoning for commercial development



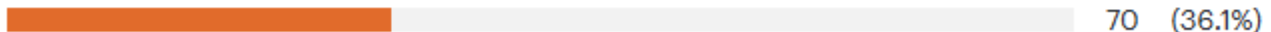
Workforce training / adult education



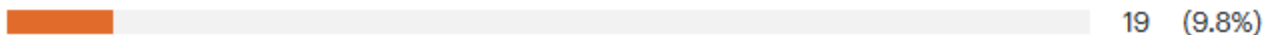
Support for home-based and remote businesses



Regional partnerships with nearby towns



Other



Open Text Responses –

Question 11: What would help strengthen Lyman's local economy?

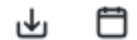
- As long as the taxes don't go up, do what it takes. But if it's going to make my property taxes go up, the answer is NO
- come down hard on people who litter and reduce the quality of life for all of us. Maybe using camera surveillance.
- Lyman is best kept a rural town.
- It's fine as it is
- I don't want the town to be involved in trying to provide incentives like this. Lower taxes and don't so this stuff.
- we don't need more space for commercial zoning all of Route 111 from Arundel all the way to Alfred is all pretty much zoned for commercial.
- Municipal water. Natural gas.

Open Text Responses –

Question 11: What would help strengthen Lyman's local economy?

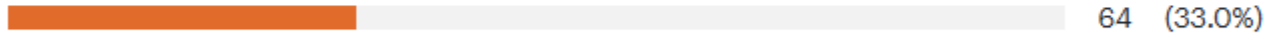
- Government cannot do anything to help. Until we as a state get away from wind/solar and start allowing more natural gas/nuclear energy sources to bring down electricity rates, no businesses will move to Maine or Lyman.
- Lyman's economy is fine, leave it alone
- Stop allowing our land to be turned into gravel pits so people can build homes on the land and thus not have to reduce lot sizes in doing so.
- The Town to stop creating new spending plans and pursuing more housing, reducing lot size requirements let Lyman maintain its charm and stop trying to change it! We live here because we don't want to be the next Biddeford, Arundel, Saco, Waterboro, etc.
- The government of Lyman can do nothing to help the local economy. We need to get away from the wind/solar subsidies, get back to natural gas and explore modular nuclear to get the cost of electricity down to 4-5 cents/KWH and then you'll see the economy take off
- Unsure
- Again, everything that you might need is Ten minutes away right down the road. Keep Lyman Rural. I would hate to see Realtors Flip Lyman for profit!

Question 12 has 191 answers (Checkboxes)

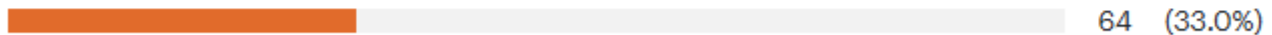


"Should Lyman invest in infrastructure to support business growth?"

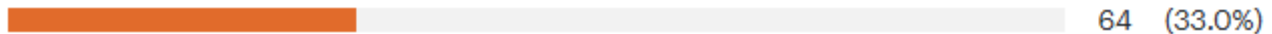
Yes



No



Unsure

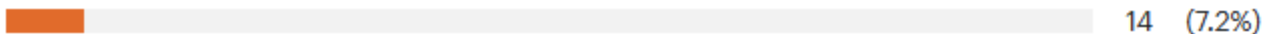


Question 13 has 190 answers (Checkboxes)

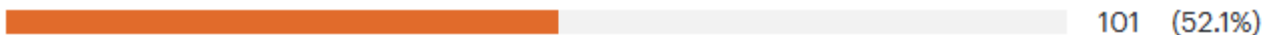


"How should Lyman balance economic growth with rural character?"

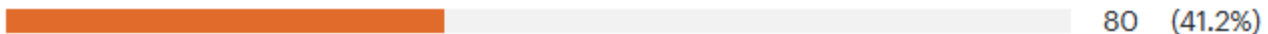
Favor strong growth



Moderate growth with restrictions

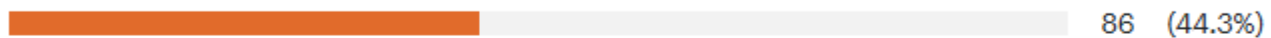


Minimal growth

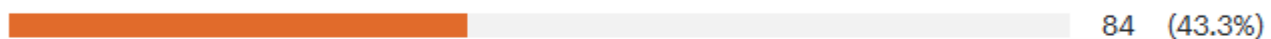


"Which services should Lyman prioritize in the next 10–20 years? (check up to 3)"

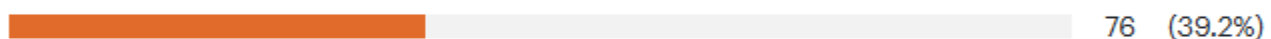
Senior services (transportation, healthcare, aging-in-place support)



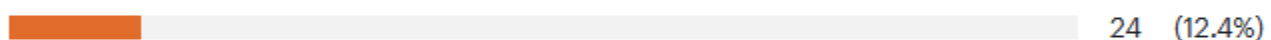
Emergency response (fire, EMS, police support)



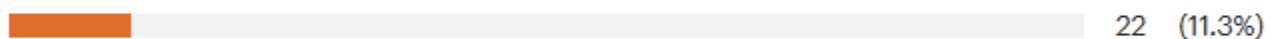
Roads and transportation improvements



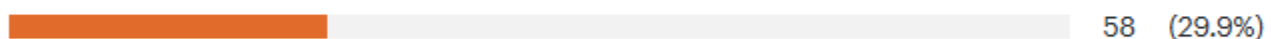
Health care access



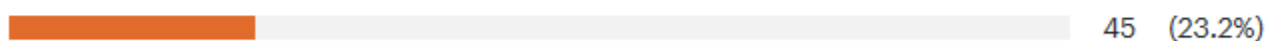
Social opportunities



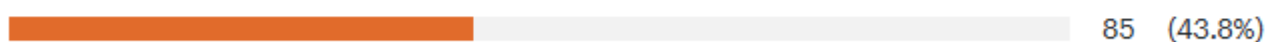
Broadband internet expansion



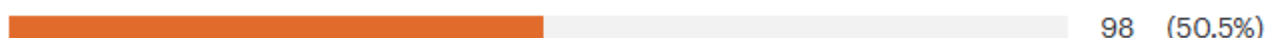
Schools and youth programs



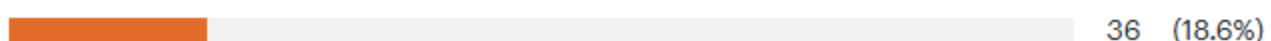
Parks, trails, and recreation opportunities



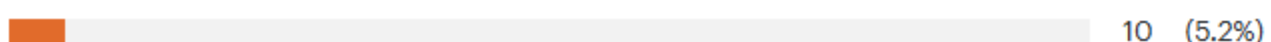
Environmental protection (ponds, forests, open space)



Economic development / jobs



Other

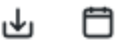


Open Text Responses –

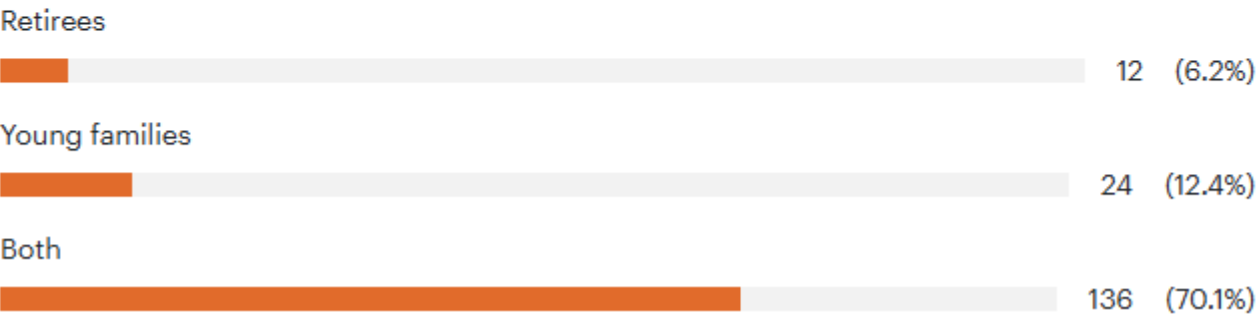
Question 14: Which services should Lyman prioritize in the next 10-20 years?

- Nothing that costs the taxpayers money. If it causes taxes to go up....NO
- Move to County Government.
- Keep the town as is
- Why should Lyman taxpayers? Pay the subsidize healthcare access accessibility. Or pay to expand a broadband Internet, or Pay for healthcare accessibility or pay for youth programs or seniors transportation, it shouldn't be up to the town taxpayers to put all these things. It's not what the town is for.
- Help the disabled people get to their appointments and or jobs(like the wave bus)
- None, Lyman is great as it is. The library is amazing as well.

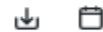
Question 15 has 169 answers (Checkboxes)



"Should Lyman focus on attracting:"

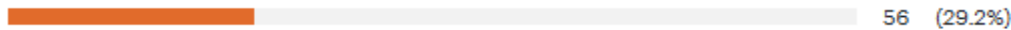


Question 16 has 192 answers (Radio buttons)



"Do you believe Lyman has enough recreational/cultural opportunities for Children?"

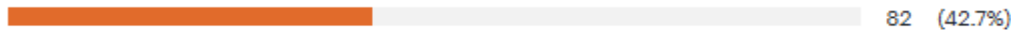
Yes



No



Unsure



Question 17 has 192 answers (Radio buttons)

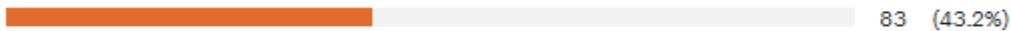


"Do you believe Lyman has enough recreational/cultural opportunities for Teens?"

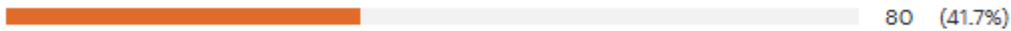
Yes



No



Unsure

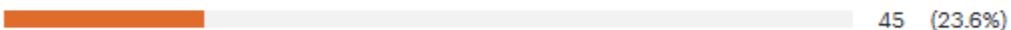


Question 18 has 191 answers (Radio buttons)

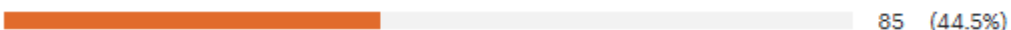


"Do you believe Lyman has enough recreational/cultural opportunities for Young/ Middle Aged Adults?"

Yes



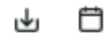
No



Unsure

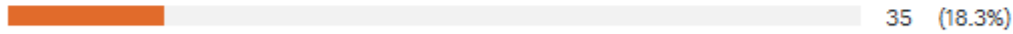


Question 19 has 191 answers (Radio buttons)



"Do you believe Lyman has enough recreational/cultural opportunities for Seniors?"

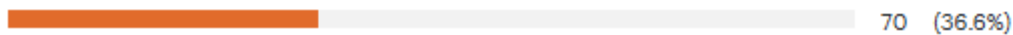
Yes



No



Unsure



Question 20 has 193 answers (Checkboxes)

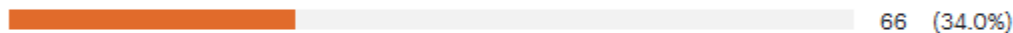


"Why do you live in or value Lyman? (check all that apply)"

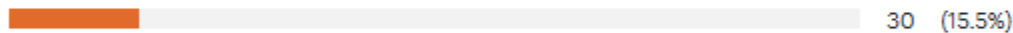
Rural/small-town character



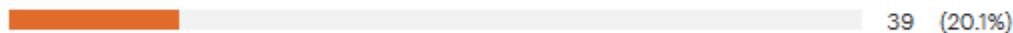
Proximity to jobs and services



Schools and family reasons



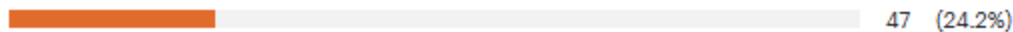
Housing costs (compared to nearby towns)



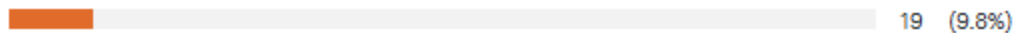
Natural resources (ponds, trails, open space)



Sense of community



Other



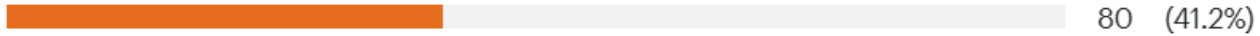
Open Text Responses –

Question 20: Why do you live in or value Lyman?

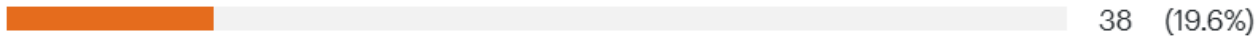
- It used to be the low property taxes....not so sure anymore. We need to stop spending
- Lower taxes compared to other towns.
- When we moved here, we thought we were buying in Alfred - they changed our address a few weeks after we moved in. Told us we actually live in Lyman!
- Grew up here and prefer the small town living
- I live here because it provides a small town rural character while allowing me to be near other towns with businesses, social life, jobs etcetera without actually needed to live in a developed town or city. People are moving to Lyman because of its small town rural lifestyle that isn't in the middle of nowhere
- Lyman doesn't need a rec building for teens or a rec building for a senior citizens or Recreational space for middle-aged teens kids this is Lyman. This is a small town. We need to enjoy the outside in the woods the trail of the ponds that's what makes lime in the small town. Good great keep changing it and making bigger box businesses come in you're gonna ruin the small Town charm And next thing you know it will be like the center of Biddeford, dirty and gross. If it's not broke, don't fix it.
- I could afford to buy my home 12 years ago and was in commuting distance to everything. It's beautiful and not run down and trashy.
- Enjoy nature in my backyard, privacy and not seeing my neighbors
- The town office has such good vibes and the staff are always nice. It's better not having all the positions elected and I'm glad the Town finally made some changes there. Years ago it was awful dealing with the town clerk or having to go in and get yelled at about your dog registration and your name gets put on a list. I think these towns where everyone is elected, it just goes to their head or something.
- Why would you want to bring anything more into Lyman...We have 2 General Markets so you can pick up milk and get gas. I guess if people want to buy and sell land for a profit there isn't a whole lot I can do to stop them.....That's your job!
- Close to the highway
- The town is great. Love the area.
- Had no idea our home was in Lyman - we were told it was in Alfred -

"What concerns you most about Lyman's future? (check up to 3)"

Rising housing costs / lack of affordability



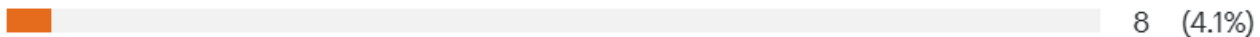
Limited housing diversity (few rentals, senior options)



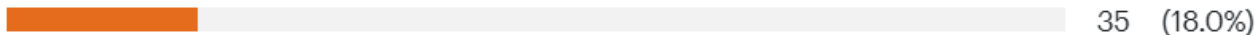
Aging population and fewer young families



Declining school enrollment



Limited business/job opportunities



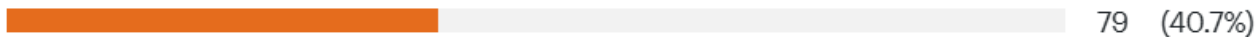
Traffic and transportation issues



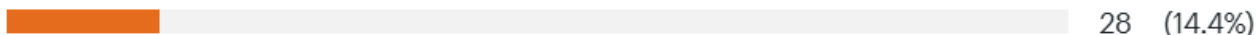
Loss of rural character / open space



Environmental issues (pond health, water, forests)



Other



Open Text Responses –

Question 21: What concerns you most about Lyman's future?

- People from away moving here and wanting more useless services that cause our property taxes to go up. Stop spending money. If I wanted to live in Scarborough or Sanford or Biddeford I'd have moved there to begin with.
- Taxes continue to rise hurting people on fixed incomes.
- Increasing Taxes without improved services and schools. What happens when we need a new high school or fire station??? Need more commercial overlay districts to balance our taxes.

Open Text Responses –

Question 21: What concerns you most about Lyman's future?

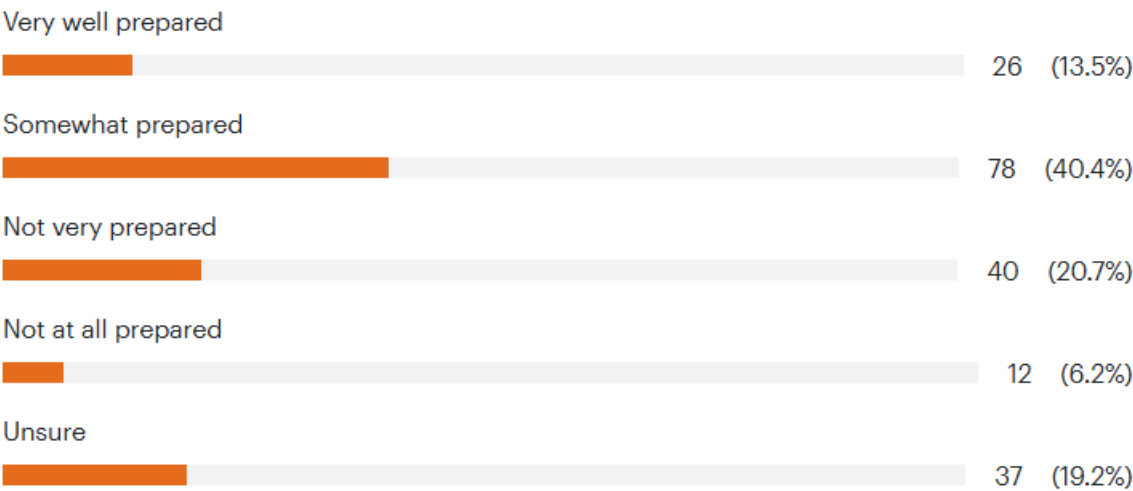
- Growth and cost of local government
- Land being used to load campers, abandoned cars, trailers boats etc. we are seeing this everywhere in Lyman
- Rising property tax and electricity rates.
- Real Estate taxes going up
- Too much growth
- My biggest worry is that this town is so focused on growth and what the town government can provide that it doesn't realize that what makes this town great is its rural nature. Having lived a few years in MA and a few in MI (I grew up in Lyman and only spent a few years away before moving back) I value how wonderful Lyman was. Small rural roads were not crowded due to limited housing here, neighbors knew each other, but were far enough away from each other that you had privacy. We didn't need police (and didn't want them) because people knew each other and crime was low. Since moving back i have watched some of that fade, and it's heartbreaking. I really love this town and do not want to see it become just another developed town. I've lived in enough of those to know that it is not what the people of this town want (hence why they don't live in the numerous other towns that have expanded and grown, becoming congested and expensive due to increased need for infrastructure
- This is a free market. The town cannot. Control, housing costs, or rental costs that is unconstitutional and against the free market. Concerning is the Town wants to spend money on unnecessary things. There's plenty of things that Town could spend money on. That would better every day person that lives in Lyman biggest thing is the roads second biggest thing is the trees that are growing into the roads and into the powerlines Which affects every day life of Lyman people if they lose power, cause the wind a third thing would be to probably fix the road going into the dump make that more easy accessibility for all of Lyman people to use this three things that would better the life of people in Lyman
- Increasing property taxes for no services. They used to do such a nice job of cutting the foliage back on our road. Whoever is in charge of that now doesn't care like the person who was in charge before. Lame.
- Liberals.
- Continuous rise in taxes - on fixed income, it's difficult, at best, to pay them!
- Over development
- increase in taxes

Open Text Responses –

Question 21: What concerns you most about Lyman's future?

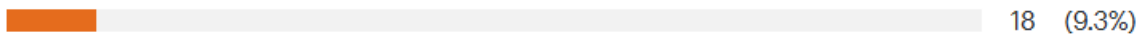
- Municipal officials not having the majority of citizens opinions in mind when making big decisions for town growth.
- Taxes will go up most likely, but they'll go up in every town I would think. Commercial growth would help generally lower tax burden and provide more local community opportunities like jobs. Also if you own property you should be allowed to sell it or do what you want with it.
- Too much development in Biddeford/Sanford is causing too much traffic.
- Too many gravel pits destroying the natural beauty
- Lack of law enforcement. Speed, burn outs, litter, disregard for town rules regarding property maintenance (number of vehicles in yards, garbage in yards). Road maintenance.
- Rising taxes
- The town stays the same and over time is gentrified
- Resistance to change and progression leading to unintended consequences for future residents.
- Property taxes. Also unrestricted access to Kennebunk Pond and its public beach parking area. Needs to be fenced and access controlled with fees to cover expenses.
- I think we are doing pretty good.

"How well do you feel Our community is currently prepared to handle the impacts of significant weather events such as flooding road closures prolonged power outages and other weather related damages that can cause barriers to municipal operations emergency response and public safety"

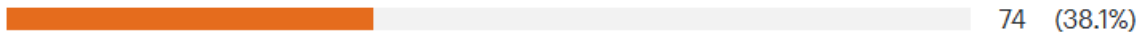


"How important should strengthening the Town's ability to respond and recover from climate related impacts be such as improving drainage and stormwater systems hardening public infrastructure supporting emergency response capacity and ensuring continuity of essential services during severe weather"

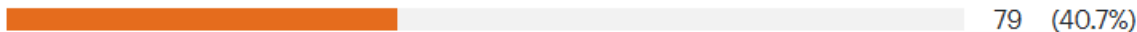
Top priority



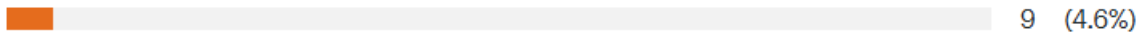
High priority



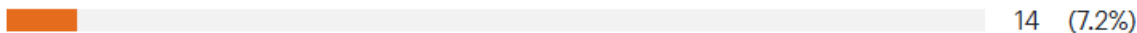
Moderate priority



Low priority



Not a priority



Question 24 has 108 answers (Open text)

"Has your household or neighborhood Experienced impacts from severe weather events Such as flooding Road washouts extended power outages or property damage in recent years. If yes, what types of local support, communication, or infrastructure improvements would have been most helpful for recovery or prevent prevention ?"

Open Text Responses –

Question 24: Has your household or neighborhood experienced impacts from severe weather events such as flooding, road washouts, extended power outages, or property damage in recent years? If yes, what types of local support, communication, or infrastructure would have been most helpful for recovery or prevention?

- Power outages are silly! CMP needs to upgrade their system!
- Yes. And I don't need anyone's help, especially not the government's help. Used to be, if you lived in a rural community, you were smart enough to prepare yourself. But with all the people from away moving here, if they lose internet for a day it's a friggin crisis.
- Power outage. It was felt with quickly.
- Howitt Rd often suffers from power outages from downed lines in winter. Proactively clearing trees or burying lines would help.
- Ditching, culverts, diseased tree removal.
- frequent power outages. We got a generator.
- Yes, the residents take care of the problems, as the town does not
- No significant issues in the past 3 years that weren't dealt with in a timely manner.

Open Text Responses –

Question 24: Has your household or neighborhood experienced impacts from severe weather events such as flooding, road washouts, extended power outages, or property damage in recent years? If yes, what types of local support, communication, or infrastructure would have been most helpful for recovery or prevention?

- Cut trees near power lines
- Education
- Yes. Having a plan in place to remove downed trees and repair washouts in a timely manner. Just sticking a frigging cone in the middle of South Waterboro at night without any other warnings about the huge tree across the road could have gotten someone killed.
- Extended power outage, better tree maintenance
- As Seniors, we are most concerned about prolonged power outages and the rising realty taxes
- Road washouts and power outages, yes. I have installed a whole-house generator to deal with power outages. The risk to that, of course, is that a propane truck needs to be able to reach my house to refuel. The town has down a good job of plowing, road repair and keeping culverts working. These needs will only increase with climate change, so the challenge will be affordability of these services and availability of contractors. So, keep up the good work. The only change would be increased communication. Perhaps invest in a tel. warning system and social media warning system (Facebook, town website, etc.)
- trim trees around powerlines
- Find a power company that can keep the power on.
- Loss of power is always the greatest issue, but local government can't fix that. We have generators and a wood stove, so we are pretty self-sufficient.
- Power outages, we had few if any several tears ago, but now it seems much more frequently. Not sure the town can do much except express our dissatisfied to CMP.
- Nothing major, but we have an area of our land that is swampy and always wet because of the growth of Rt 111. If there was a culvert it would aid in relief of flooded areas of our property.
- Seeing someone from the town. Town officials staying on power and cable/internet companies until those services were restored. Making sure residents had evidence of a declared disaster so they could collect their insurance and not lose coverage.
- Power outage prevention - maintaining limbs away from lines
- Yes, We needed more trees cut away from power lines aka dead trees that will cause issues not just limbs. Neighboring property taking care of there land.
- Power outages-cutting trees near power lines
- Yes - where to find damage help/ information from the Town/ where to get support

Open Text Responses –

Question 24: Has your household or neighborhood experienced impacts from severe weather events such as flooding, road washouts, extended power outages, or property damage in recent years? If yes, what types of local support, communication, or infrastructure would have been most helpful for recovery or prevention?

- Making sure whomever is responsible for maintaining tree growth near power/cable/telephone/internet lines/wires along public roads & private properties are cut back or cut down- if dead- on a regular maintenance schedule. Most road closures and long term power outages are a direct result of dead trees falling down and taking out the entire lines.
- CMP is responsible for maintaining the lines that run through my property and they've been out here once in the past four years. Yet, we are not allowed to trim back near the lines. Every winter we have a road closure or downed lines. It is a big issue in Lyman.
- They improved the ditch and culvert drainage along portions of my road including the drainage ditch under my driveway. very grateful for this, Thank you
- I don't know, seems okay as is.
- Power outages. More tree trimming near power lines
- Tree trimming helps in wind and ice storms but Lyman is already pretty good about it.
- No significant issues as we're on a state-maintained road but also take responsibility for our own safety and property
- Pole lines come down so often and take so long to be fixed in inclement weather. Upgrading the grid, even doing buried cables might be a consideration.
- Anyone living in a rural town with as many trees and ponds/lakes as are in Lyman has to expect weather-related incidents. All we can expect is, a response that's as safe and as quick as possible. It's impossible to expect we won't have these events, especially given the severity of the storms in recent years. Tree companies are regularly cutting trees near power lines, which I'm sure helps. Realistically, if you live in rural Maine, you need a generator, despite the noise and environmental impact.
- Faster CMP recovery
- Yes, trees were down for days and it took 3 weeks last winter for our power to come back. Prepare for high winds and flooding more than just snowstorms
- yes, two years ago, cutting of trees on powerline and in road
- Electric
- Though we accept the responsibilities of living on a private road - snow removal on town roads is often inadequate in the early hours of the morning.

Open Text Responses –

Question 24: Has your household or neighborhood experienced impacts from severe weather events such as flooding, road washouts, extended power outages, or property damage in recent years? If yes, what types of local support, communication, or infrastructure would have been most helpful for recovery or prevention?

- Yes having a public works dept would be helpful instead of relying on contracted workers. We have a lot of roads to maintain, plow etc. and routine maintenance seems to be lacking.
- No major impact here but my property has had an on demand generator for 8+ yrs. Not near a water source or area of significant grade change so washouts haven't been an issue.
- Ditches need rip-rap to slow rushing water and collect sediments.
- Yes, my house has been impacted by power outages that happens every year that's part of living in Maine. We are surrounded by trees. Sometimes the storm will take a tree down will lose power again that's part of living in Maine. It should not be the Town responsibility to take care of someone if they lose power. It shouldn't be the Town responsibility if a tree that's on their property falls and damages their property. that's not the towns fault. The Town shouldn't be responsible to help either cause that's now a burden on the taxpayers and the taxpayers can't afford stuff like that as far as road washing out that's part of the road commissioner and doing his job or her job and making sure the ditches are all ditched out in time for spring or fall or any weather event the road commissioner supposed to be going around checking all the roads checking all the ditches checking all the culverts making sure they're good and if they're bad, making a list and sending it into the Town so you guys can prioritize which should be fixed first instead you have the road commissioner Tom isn't exactly doing his full scope of his job
- Power outages cause major traffic congestion issues due to lack of power backup to traffic lights on 111. Need backup systems for critical infrastructure.
- Yes flooding
- The longest we lost power was 2 days and we made due with a generator and wood stove. Quicker restoration is all I can think of wanting.
- They used to trim the trees better and we never lost power. Now we loose it couple times each winter. CMP greed and no one gives a shit.
- Same as everyone else in town.
- In the past year or two I have lost power for long periods. As an older woman, I found it very difficult.
- Downed trees from storms have taken out power for days at a time. The most helpful people have been my in-laws driving from two hours away because nothing was going to happen here to fix it in a timely manner.

Open Text Responses –

Question 24: Has your household or neighborhood experienced impacts from severe weather events such as flooding, road washouts, extended power outages, or property damage in recent years? If yes, what types of local support, communication, or infrastructure would have been most helpful for recovery or prevention?

- Flooding, washout, windstorms
- Kennebunk Light & Power is great. We've never had an outage last longer than 8 hours.
- Power outage during Christmas lasting 1 week
- Private roads get no help from town. Road wash outs leave the neighborhood in danger where emergency services cannot get through.
- Extended power outage and tree damage
- I have noticed parts of the side of my road washes away in many places with rain
- None. Live on a private road and have a generator - this is more economical than improving infrastructure leading to already high taxes.
- I've experienced some power outages but the power usually gets restored fairly quickly.
- Yes - power outages. Doubt that there's much the town can do about this – that's on CMP
- Extended outages. Underground wires would help. Winter plowing has been done well.
- Yes we have. Many times. If you live in rural community and have not made your own plan to deal with it, well, you're out of luck. you should have your own plan and not be dependent.
- Frequent power outages due to downed trees mostly on mast road. Not sure if tree maintenance falls on CMP or the town or property owners.
- I live on a private road so I don't expect the town to do anything to maintain it or help me when something happens to it.
- Since I installed a whole house propane generator its not much of an issue for me.
- Trimming and monitoring trees to avoid power outages due to downed branches
- Yes power outages. Trees close to power lines need to be cut and maintained better to prevent day long power outages caused by downed trees during snow storms.
- I live on a private dirt road. In the years that my parents and I lived here, we went from 9 people on the road to 14 just in the last 10? Years. We fix our own road when it washes out. We call CMP to trim the trees when needed. There is town owned property at the end of our road, connecting to Duke lane, which has also seen a lot of growth. If the town sells that land, I do not want access down our road.

I am very fortunate to rent my parents home as it would be a stretch to afford it on our DINK income. But, my husband works in NH and we would like to move back to NH as Maine taxes keep rising and spending is out of control and the political climate is unstable.

Open Text Responses –

Question 24: Has your household or neighborhood experienced impacts from severe weather events such as flooding, road washouts, extended power outages, or property damage in recent years? If yes, what types of local support, communication, or infrastructure would have been most helpful for recovery or prevention?

- Town helped fix road side culvert recently.
- Yes, however response has been great. CMP and Spectrum both offer and send notifications during power outages. Those are really the only issues that seem to happen here. Flooding can be an issue but not as often. The town could send an email alert for road closures if it happens.
- Who wrote this...Someone that just moved up from Mass. We all support each other and hope CMP will get my power back...Why is CMP owned by a Company from Spain??? Next.
- My road was not built correctly and the water collects in front of my house causing dangerous ice and emergency vehicles cannot get to my house when the ice dam builds.
- Power outages
- Warming stations & shelter for prolonged loss of power.
- Not really
- ??????????????????
- Just moved here
- power outages...I do not need local support. I have a generator. Boo s
- No 80 years with no problems.
- Extended power outages. Better clearing of utility corridors.

No/NA Responses: 31

Question 25 has 146 answers (Open text)

"What is the single most important thing Lyman should focus on in the next 10–20 years?"

Open Text Responses –

Question 25: what is the single most important thing Lyman should focus on in the next 10-20 years?

- Adding jobs in town and adding more housing
- Lowering property taxes
- ADUs and affordable housing.
- Preventing overdevelopment. High density housing should be in Biddeford. Lyman should prioritize protecting our woods and waters, and expanding access to woods and waters for the people who live in higher density areas.
- Maintaining our rural atmosphere
- maintaining the zoning laws that exist.
- staying small. less taxes
- If you own your home and want to put another house on it, it shouldn't be limited to 5 acre rule
- Keeping the rural small town character. My wife and I grew up in rural Maine and we moved here to raise our daughters similarly.
- Maintain general purpose zoning, if people are unable to afford to live here they can get a start in a surrounding town such as Biddeford, Sanford, or Waterboro, and move to Lyman when they are more able. High purchase prices can be offset by lower taxes.
- Develop a multi use town center(square where the ball field is next to town hall/ library to continue to build community for those who want too
- Young families and seniors.
- Keeping its rural feel
- Preventing over development and losing open spaces.
- Staying small rural town. More outdoor trails, protect water ways and our ponds. Protect our farmers

Open Text Responses –

Question 25: what is the single most important thing Lyman should focus on in the next 10-20 years?

- Lowering property taxes. No more Gravel Pits or Quarries.
- To much growth
- Creating a downtown with good upper scale restaurants and local shops. To attract more people and create a walkable downtown town.
- Keeping a rural feel
- Having more town amenities. Trash, pick up possible police department, basketball courts baseball fields available to local children to use for free Pickleball courts.
- Community resiliency
- Economic development and commercial zoning/TIF districts to attract businesses, jobs and balanced taxes.
- Maintaining rural town
- Attracting more business
- Code enforcement
- Protecting the natural resources through controlled access to ALL lakes in the town. No non-resident jet skis on lakes. Minimize rental properties on lakes, no more than 2% of housing should be rentals.
- Controlled accepted growth, low property tax, parks/rec for kids
- Keeping Lyman affordable for current residents - including young family and seniors
- Commercial development to aid in lowering taxes
- Sources of income. If retirees are to remain, their property taxes cannot surpass their ability to pay, nor can they live with reduced services. We need income growth from sources other than families with children to support.
- affordable housing
- Keeping the town rural . We have 2 cities within 10 miles.
- Keeping government and school costs down.
- Housing opportunities for the young starting out and those who wish to age in place.
- Sustaining farmland and larger land plots for building
- Affordable housing, lower lot size
- Housing for young families. Contractors don't want to build small affordable houses, they want the big developments with big houses which offer larger profits. Towns like this option, they represent a lot of tax dollars.

Open Text Responses –

Question 25: what is the single most important thing Lyman should focus on in the next 10-20 years?

- Not getting too congested with housing and traffic
- Attracting young families and growing community
- Creating a public works department
- controlling the tax rate
- Maintaining rural character
- Keeping taxes affordable.
- Keeping it the lovely wooded town it is ~ safe, quiet and a nice place to call home.
- Internet
- responsible development to preserve the rural/agricultural, hunting and fishing character of the town.
- Housing for adults
- Reducing the property taxes, we are being taxed out of our homes.
- Preserving rural/small town feel by maintaining current zoning laws.
- Staying a quite rural town that people who have lived here there whole lives enjoy. Lyman does not need to become the next Biddeford. That's why people want to live here.
- Lowering taxes, making utilities affordable
- Operating as an above board small town . i.e. holding officials accountable, keeping the public informed and allowing people to have a say in decisions being made.
- Better traffic patterns, there are a lot more cars on our main roads, specifically S. Waterboro Rd and the ends of Kennebunk Road. Its a nightmare on both ends. Additional housing should be another focus to attract more families and keep enrollment up in our schools.
- Careful review of maintaining rural spaces--farming, forest, and water
- Maintaining rural character
- Having a police department to address the uncontrolled speeding on South Road, Clark's Woods Road, and So. Waterboro Road
- Getting real estate taxes under control
- Taking care of the people who are already there
- Keeping small
- Lot size to build
- Affordable housing
- Senior living

Open Text Responses –

Question 25: what is the single most important thing Lyman should focus on in the next 10-20 years?

- keeping the small town feeling, but providing services and opportunities to all residents no matter the age.
- Protecting our Rural / Small Town Character by careful zoning
- Have an elected town mayor. Get rid of the town manager.
- Town water and sewage DPW
- No housing developments
- Personally, we have chosen to live in a small town to be closer to family, enjoy the outdoors, and still continue to be within easy driving distance to larger cities with amenities. I think focusing on making sure our Fire & EMS services continue receiving upgrades, road maintenance is given higher priority, and community events remain in focus we would be happy.
- Growth but maintaining our rural character.
- Housing affordability and rentals for seniors or younger people. Allowing smaller lot sizes to make owning more affordable.
- Improving services for residents and maintaining roads.
- I worry about large developers, often seeking zoning variances, increasing the housing density in otherwise rural areas. These projects will leave a permanent mark on the town, whereas the developers' interest lies mainly in their short-term profit.
- Staying small and limiting governmental costs
- Encourage growth while not completely compromising rural feel of the community.
- Leaving zoning the same.
- Connecting residents to recreational opportunities and improving safety for children. A sidewalk/bike-path should be installed on Kennebunk Pond Rd to provide safe passage for families to the Kennebunk Pond Beach, Lyman Elementary, and Maine Homestead Market. Further, the installation of trails or bike paths attracts visitors to the community, supporting economic growth for businesses throughout the community. Creating a loop that connects businesses and scenic attractions would also raise property values.
- it should focus on staying a small town. The amount of growth in this town is good but it's my opinion too much for a small town and with that growth we are losing it small town charm. This isn't Biddeford. This isn't Sanford. this is Lyman a small town with nice people. There's plenty of room for growth on 111 for commercial buildings so we don't have to worry about that. A fire department is fine. It got next to brand new equipment. Library is fine. It was just recited re-roof

Open Text Responses –

Question 25: what is the single most important thing Lyman should focus on in the next 10-20 years?

and had solar panels on. That's great personally I don't think the Townhall needs an expansion. If we need more room we can always go to the elementary school for meetings, saves on taxpayers from forwarding the bill of a new building

- sidewalks, making this a kid friendly town
- Managing increase in traffic and congestion as most people commute.
- Lowering taxes
- Infrastructure. Including roads.
- Conserving the rural character of the town, and limiting the loss of forest land and open spaces, maintaining current larger lot sizes.
- Planned development. Keep our environmental protections and open spaces but allow for development in certain areas. You could definitely shrink the minimum lot size.
- Jobs. Infrastructure.
- Growing revenue streams using town assets (Bunganut, Kennebunk, etc.). Entice businesses to move to Lyman (Fast Food restaurants, boutique stores, Grocery stores). More commercial businesses should be attracted to Lyman.
- balance growth with conservation
- Education, preventing the destruction of our natural beauty by turning us into a suburb at the financial gain of developers, incentives for our youth staying here. Education again. Massabesic High School is literally falling apart and despite the wonderful educators and staff at the Elementary school, it's in need of a serious update. If i was a youth in our town right now, I'd think that no one over the age of 50 cares about my future and is happy to watch everything burn for their own benefit. And they'd be right.
- Protecting natural resources, bodies of water, wildlife, forests
- Creating a "downtown".
- Maintaining its Character. Keep it rural and seasonal. Attract high earners. A little downtown investment would be nice.
- Keeping the taxes low
- Keeping rural character
- Keeping the town rural
- zoning to support various housing options (senior housing, duplex housing, in law apartments.
- Keeping taxes down for an aging community

Open Text Responses –

Question 25: what is the single most important thing Lyman should focus on in the next 10-20 years?

- Better management of town finances. Rising house taxes are an issue.
- Balancing growth by using judicious zoning
- Senior housing opportunities
- Taxes
- I'm not sure
- Keeping Lyman as a small rural town
- Housing
- Preserving the land we have left for our children. There are too many gravel pits taking over valuable land.
- Limit growth, keep rural nature, keep taxes low. Stop creating more positions for your friends - the old employees used to do the same work for less.
- Keeping that small town feel
- Smaller lot sizes
- Stopping further development initiatives, ruining the appeal of Lyman and work towards reducing unnecessary town expenses that are further contributing to tax increases.
- More economic development and streamlining municipal services. Strengthen the local tax base and municipal operations so the town can sustainably fund services without overburdening residents. Focus on attracting more commercial development and using modernized technologies to help improve or streamline services. Also the town should be looking into adding law enforcement in the future so we're not just relying on county or state police who typically take longer to respond.
- Maintain our small town atmosphere
- Not sure
- Over development resulting in loss of farmland and natural rural beauty
- Senior population
- Infrastructure strengthening for extreme weather events, including drought.
- Jobs
- Stopping housing growth, lowering property taxes.
- Keeping business from destroying the rural beauty by clear cutting and mining the land leaving big holes.
- Keeping small town rural feel

Open Text Responses –

Question 25: what is the single most important thing Lyman should focus on in the next 10-20 years?

- Making building lots smaller to invite more houses/families. Having internet to houses!!
- Keeping taxes reasonable while managing growth
- Preserving its rural essence
- Unsure
- Roads and work on building a downtown atmosphere with possible sidewalks with help from DOT.
- Affordable living which could include tax cuts and or allowing ADUs so multi generations could live close and share resources, etc.
- Maintain rural small town feel
- Keeping homeowners in place by staying affordable.
- Get with the times.
- Affordable housing
- Infrastructure
- Preserving the quality of its lakes by ensuring the city collects fees from any non-resident/property owner using the lakes.
- Keeping the small town feel, and affordability for new families. Building. More community/ bringing more businesses in for third places.
- Keeping rural and no more gravel pits or pot places
- No over growth. Keep it rural
- More housing for families
- Rural living
- Although it would be nice to have more jobs closer, the only type of industry that would offer high paying jobs would be trucking/ excavation/ landscaping or remote work. I like how quiet my area is and wouldn't necessarily want to hear heavy equipment all day. We do not have fiber internet, we have satellite. I'm not in favor of giving incentives necessarily to big companies because that usually translates to taxing residents and big companies making money. I do not have kids yet so the schools are not an issue, neither is any community initiatives. I tend to be a home body and outside of my church (in Eliot) and my family, don't know many people who live in the town.
- Maintaining open spaces. Less developments.
- Staying a small town!
- ?

Open Text Responses –

Question 25: what is the single most important thing Lyman should focus on in the next 10-20 years?

- Getting a good crew of you that are not politically motivated why do you want to be sitting up there making decisions that effect other peoples lives.
- new small homes that can be affordable for families. Our kids want to live here and there are not any affordable homes. All the new homes being built are large and unaffordable. No apartments please.
- Things for kids baseball field basketball court pickle-ball sidewalks somewhere to walk safely(track) trash pic up
- Getting new people into town hall
- Creating a stronger sense of community.
- Maintaining property rights. Allow growth in manageable ways because growth is going to happen. Improve infrastructures like schools and services. Make regulations less restrictive for residents.
- Control building. Keep open spaces.
- Environment

Question 26 has 133 answers (Open text)

"What do you think Lyman's greatest strengths are?"

Open Text Responses –

Question 26: What do you think Lyman's greatest strengths are?

- Nice town and good school
- Leaving people alone.
- Rural quiet community
- Rural character and undeveloped woods and waters.
- Great zoning laws and not being over-populated.
- rural but close to cities
- It's a great little community to live in.
- Lower taxes, rural character while being a reasonable distance from the Portland area.
- Low population density. High rate of caring owner-occupied housing.
- ponds, woods.
- It's rural nature and community activities.
- Small rural town, low cost of living
- Small rural town
- Community, rural feel,
- Rural but close to major needs
- Living in the country
- Community
- It's residents, history and small town community feel.
- Location
- It's location
- Rural environment
- Culture of the people that live in Lyman, friendly, caring people that are the heart of the community.
- Rural character and seeing the community feeling that had been built over the recent years.
- Helpful people in the town hall - terrific waste disposal area

Open Text Responses –

Question 26: What do you think Lyman's greatest strengths are?

- Location is ideal for quick access to Rt 95. For many years my husband and I commuted from Metro Boston to Lyman for weekends. Now I am here full-time as a retiree. I still use the medical resources of Mass General Hospital. Technology has made it possible to use the Maine Health for some things and easily coordinate records and services with Mass General. The other great resource is the town's abundant water frontage. Lyman is a great location for second homes and retirement for people with some means.
- Beauty
- Rural character
- 5 acre minimum; small town feel and sense of community; proximity to Biddeford and Sanford
- The amount open space for development and recreational use.
- Farmland, small family businesses and rural character
- Geography to larger towns/cities, interstate
- The lakes and ponds and other natural resources.
- Location, location, location - adjacent to the ocean, rivers, ponds, shopping, restaurants but still having a rural feel
- Proximity to everywhere but still rural feeling.
- rural area and low taxes
- Life long residents, rural character, woods, lakes
- The beauty and tranquility of the area, the spaces between homes and
- rural
- natural resource, clean water and forests
- It's rural charm.
- Rural/small town feel, natural spaces, proximity to large towns.
- Nice, peaceful, rural country town with lots of open space
- Outdoor recreation, more pond hockey and bike trails
- Unsure
- Love that it's a small town
- Taxes are acceptable
- The community feel is a strength.
- Small size
- Small town feeling
- ?

Open Text Responses –

Question 26: What do you think Lyman's greatest strengths are?

- The way people reach out to seek help and offer help as just a natural way of living. It's a very pretty, sweet town . There is a core group of residents who have a wonderful sense of community spirit and a willingness to serve.
- The library!
- Small town
- Community
- GMFD is pretty bad ass
- Rural, peaceful environment
- Natural surrounding landscape
- Proximity and rural living
- Not much violence
- Being a small town
- Our greatest strength is that we are small.
- Rural life, natural beauty like woods and ponds, animal life. On a personal note, since moving to Lyman, the roads during the winter have always been very well taken care of, even on our small road
- Small town with close proximity to nearby necessities such as grocery stores, health care etc. A sense of community as well.
- It's rural feel between two growing towns.
- I see Lyman as a refuge from the hustle and bustle of the coastal communities and Sanford. The town is rich in natural resources and outdoor recreation opportunities from hiking, to hunting, to off-roading and boating.
- Being a small town close to much bigger ones. Our location is wonderful and provides close access to a multitude of landscapes and conveniences
- Proximity to several neighboring communities with job opportunities while maintaining the rural feel.
- The small town vibes
- Rural charm, large residential lots, proximity to jobs and urban resources.
- Largest strength is it's a small town
- rural nature, access to ponds, etc.
- Peace, quiet, nature, community.
- The woods and trails

Open Text Responses –

Question 26: What do you think Lyman's greatest strengths are?

- Small-town friendliness
- Lyman is not another Saco, Biddeford or Sanford. We maintain the integrity of a small town with rural appeal while still being close enough to resources for shopping and services. We do not need to develop the town to a point that we lose what the residents enjoy most about living here. If people want to live in a more developed town they can go there instead.
- Proximity to everything while maintaining beautiful rural environment.
- Location
- Acreage for development while keeping its small town feel.
- As an 85 yo old, it would ease my frustration, if and when I am unable to drive, to know I can make my many dr. appointments! Other towns have services available. Lyman's population includes many older people. Given the financial situation in the world, it is difficult, to provide so many services.
- accessibility, conservation, smart zoning
- Rural, small town. When something comes up with a family here in needed, one email brings in tons of donations to our neighbors in need. During a storm when we lost power our neighbor came down the road to make sure our generator was all working well and that we were okay. I baked them cookies as a thank-you. When a family lost everything in a fire donations came in for family that day. When I'm out for a run or a walk I don't worry about my safety because I know and trust my neighbors. That's why people want to live in a place like this. Noise alone-ness of the cities and suburbs is easy to come by. Quiet, peace, and safety of small towns is our biggest asset.
- Small town, natural resources, forests, ponds, wildlife
- Relatively cheap property taxes.
- We have ponds, and a lake. its a small town. Nice people and rural farmland still left.
- small town
- We have a lot of good hard working people here
- our lakes and ponds, walking trails, library, fire department
- Town road maintenance, Emergency response services. School system.
- Small town, rural, very good natural resources.
- Beautiful mature forest, proximity to ponds and outdoor space
- It's location and the residents.
- rural/country living

Open Text Responses –

Question 26: What do you think Lyman's greatest strengths are?

- Small town
- It's residents
- Nature
- Community and tranquility
- Rural
- The community and small town feel
- It's rural characteristics but still close to if you need to go to Sanford or Biddeford
- Small community
- Rural charm
- Having a town manager finally. Having moved away from elected positions because these places where it's all elected government, you just end up with people that want to serve their own agenda and often have no experience managing operations of any sort. The staff are diligent and easy to work with. I also like the new road commissioner and have noticed a lot of improvements with the upkeep of the roads. I see him busy all the time. Lyman also seems to have a sense of community where people will help each other out, just from what I've seen on social media.
- Small town atmosphere
- Rural character
- Quiet, rural, country feel
- Sense of community
- Rural character, small town community.
- Small community
- Small rural community with strong people who want to be left alone.
- Country living
- Natural resources
- Its proximity to bigger towns but also wooded
- Its community
- Community
- Small town feel
- It's small rural feel and sense of community
- Close proximity to larger communities but being rural and lower on taxes.
- The rural character has a nice feel to it and there are ways to preserve that without restricting everyone from anything.

Open Text Responses –

Question 26: What do you think Lyman's greatest strengths are?

- Small town feel
- Residents willing to work for the community.
- Small town feel with great lakes/ponds, woodlands.
- Residents want to protect the small town feel
- Rural
- Rural living in
- Rural, low taxes
- Beautiful natural resources and community.
- Being a small town. Having reasonable taxes.
- Being Rural!
- That we have maintained a small town feel, everyone here loves this so it is important that we keep it as best we can while allowing new homes to be built. Keep apartments and condos out of Lyman.
- It's people
- Small-town, rural area.
- Our first responders doing what they do and keeping up with calls and services. Keeping roads in good shape.
- Character and community

Question 27 has 135 answers (Open text)

"What do you think Lyman's biggest challenges will be?"

Open Text Responses –

Question 27: What do you think Lyman's biggest challenges will be?

- Not growing the municipality quick enough to meet demand
- Leaving people alone.
- Not allowing overgrowth
- Being overdeveloped and becoming another Biddeford.
- Maintaining our rural environment
- Giving in to over-development.
- staying small. cheap taxes
- Lack of work in the town causes a problem, but you could put a few restaurants in
- Protecting small town character and preventing big housing developments from coming in.
- Keeping development minded people from compromising our way of life in their quest for profit.
- Retaining volunteers for committees
- Maintaining space/nature with growth.
- Keeping progress at bay
- Over development
- If we do not try to get big like a city or large town, nothing
- Controlling growth.
- Keep taxes affordable for homeowners
- Keeping up with growth and rising taxes
- Up grading at a sustainable rate
- Infrastructure
- Controlling taxes
- Balancing growth with some form of conservation. Keeping taxes affordable for a town that continues to skew more senior and retiree.
- Traffic increases
- Traffic

Open Text Responses –

Question 27: What do you think Lyman's biggest challenges will be?

- Controlling growth and preserving its natural resources through limited access. Kennebunk Pond should have the same access requirements as Bunganut Pond.
- Stubbornness to evolve
- Keeping Lyman affordable for year round residents.
- Keeping costs down to make Lyman a more affordable place to live
- Balancing need for income to maintain and expand services without losing the town's character. We need to attract people who can afford needed property taxes and/or businesses that can contribute without creating a large demand for additional schools and infrastructure. I suggest focus on "What would attract an older-middle-aged professional or retiree with means?"
- Keeping rural character
- Keeping the small town feel.
- Residents who don't want any changes.
- All the private roads, which at some point, residents will want the ownership and maintenance transferred to the town
- Too many city workers wanting homes here and seeing more and more developments being built, ruining more farmland.
- Aging population not wanting to change town size/population
- Keeping property taxes down, trying to be very conservative with the monies they collect. Being good stewards of tax payer dollars with everything getting more expensive.
- Keeping taxes low enough for people to stay
- Growth while maintaining affordability
- Creating a better team to do road work etc.
- controlling spending and being able to take care of our elderly
- Building more infrastructure to support the influx of people moving in. City people move in and want more services.
- Keeping it the woodsy, comfortable town it is... while updating and adding newer changes that will be needed
- infrastructure for responsible development
- Housing and taxes
- Keeping property taxes low
- Maintaining rural/small town feel.
- People who move here and want to turn this beautiful small town into the next big city

Open Text Responses –

Question 27: What do you think Lyman's biggest challenges will be?

- Political Taxes Infrastructure costs
- Housing affordability/availability and bringing in younger families. Making sure aging residents have the resources they need.
- Trying to do too much
- Over development
- We need to make sure we keep talking about what people want and have lots of opportunities for people to gather and express it. When we have public hearings, not enough people go. All agendas are posted on the website but still, people complain they don't know what will be discussed. The Town meeting isn't well-attended considering the population. Communication needs to be all over the place, especially for seniors (our largest demographic) who often are not online. As diligent as the town is, if there's a communication problems, we need to do what will make it better. Please get the electronic board fixed ASAP. Lots of people use it. How about if we have monthly get-togethers (potlucks?), with one or two town officials in attendance, where a hot topic going on can be discussed. It's a quaint concept the grange used for farmers who needed a chance to physically gather and talk about things important to them.
- Community interest
- Keeping people out
- Affordable housing
- Housing and affordability
- To maintain it's rural environment and still maintain it's wooded environment for all to enjoy, Buying of land by developers for housing and still keeping our small town environment
- Assuring the Rural / Small town character is not lost by too much commercial zoning
- Keeping rural living and open spaces
- Having the right people in place to make the decisions
- Stopping large development
- Our biggest issue also lies in we are a small town - people don't care enough to complete a survey let alone show up for elections or meetings. I can only imagine the pressure to keep a town afloat while navigating the negativity. I would just say that Lyman doesn't need to be bigger, but we have to be smarter.
- Maintaining an affordable budget for the population
- Housing and road maintenance.
- Staying rural and affordable.

Open Text Responses –

Question 27: What do you think Lyman's biggest challenges will be?

- Lyman will face increasing pressure from the urban sprawl that already isn't so far away. Property values being what they are (and constantly increasing), the temptation to "sell out" will be hard to resist in the future.
- Growth. We will undoubtedly continue to see growth, and with that increased vehicle traffic, crime, reduced privacy, increased need for infrastructure such as widening roads and more stop lights, increased government costs resulting in higher taxes. To be honest if one were looking for a growing town with things to they could move to Biddeford, Gorham, Kennebunk, wells, etc. People that move here move for the rural lifestyle (or at least they should be. If not they should be moving to one of the towns that meets their needs instead of trying to change ours).
- Balanced growth of the housing options mentioned. Uncertain if apartment style living fits the rural character of the community but well planned duplex, single family, and 55+ communities would be valuable. Affordable housing is a national problem. Certainly not exclusive to Maine or this community.
- Maintaining rural charm
- I think the biggest changes in this town is gonna be that the taxes are gonna go through the roof trying to pay for all this nonsense
- not growing at the rate of other towns
- As one of the more affordable towns for housing in the area, managing growth without losing the rural character.
- Too much growth too fast
- Political divisiveness
- People trying to develop the town into something that the people who chose to live here did not want. I moved south to Lyman because I needed to for work, but I did not want to live in an cramped community with small lot sizes. I wanted the comfort of living "in the country/woods" I'm used to, while still being close to my job. It has been a joy living here the way it is because I feel the privacy and lack if stress the rural environment provides. I plan on living here for the next 60+ years of my life, and I don't want that to change.
- Using property taxes efficiently and effectively. Planning intelligently for the future
- Liberals
- Convincing people that Lyman can stay a small town but develop commercial partnerships to bring in revenue.
- Money and attempting to please all people.

Open Text Responses –

Question 27: What do you think Lyman's biggest challenges will be?

- One of the Towns most significant challenges is the prevalence of misinformation, which often stems from individuals who may not have access to or may not seek out accurate information about Town operations, projects, or decision-making processes. This misinformation can create unnecessary obstacles, hinder progress, and undermine efforts to move the community forward. Strengthening public understanding through clearer communication, increased transparency, and encouraging residents to rely on verified information would greatly support more productive dialogue and decision-making
- the entire country is suffering from lack of affordable housing
- Crime, illicit drug use
- Not failing Gens Z and Alpha. The elders of our town are letting down future generations in how we allocate resources and plan our town for them to eventually take our places as leaders.
- Protection of environment
- Getting businesses and getting young people.
- The Challenge will be to remain small and friendly while the towns around us become more urban.
- jobs , housing
- Keeping the town rural
- maintaining growth to keep our wooded and field areas as well
- Rapid growth in housing
- Affordability.
- Strengthening economic opportunities
- Traffic on the state roads in Lyman, senior housing, balancing the rural and business atmosphere
- Fire/rescue issues Need police coverage Taxes
- Not many business and being a drive thru town
- Keeping its small town feel
- governing bodies blocking progress
- Schools, need updating and its unlikely the state will provide any resources which means higher taxes
- Fending off over development and individuals in power with private interests.
- Keeping taxes lower
- Stopping further development and expansion of public programs that lead to higher taxes
- Cost of living

Open Text Responses –

Question 27: What do you think Lyman's biggest challenges will be?

- Educating the public about real facts. Information is so distorted by Facebook group pages, social media, and just people talking in general when they really don't know all the facts. No one goes to town meeting and even if they do, they don't understand what they're voting on. If we have anger management, why can't we have stupidity management and offer classes to help manage peoples stupidity? Taxes will always be a challenge as I haven't lived anywhere in Maine where taxes aren't the challenge. But everyone wants their roads to be perfect or they want the best schools for their kids and then they act surprised their taxes go up.
- Maintaining our small town atmosphere
- Not sure
- Creating a sense of community for all ages
- Unplanned growth & sprawl with loss of open space
- Property taxes
- Too many people who are not strong and independent who need the government to fix their every need
- Keeping taxes low enough to not squeeze out seniors
- Staying small town feel
- Getting internet to everyone
- Keeping housing affordable while offering services people expect
- Keeping our town safe and clean from drugs, needles specifically
- It's community
- Moving forward on infrastructure, contract law enforcement and some form of a small but full time highway/public works department.
- Taxes
- Submitting to the trend of growing too much. I don't see that as a good thing.
- Supporting residents. If cost keeps rising, people will move to where it is more affordable. Especially those that are retiring.
- It will be impossible to limit growth while all the other neighboring towns are growing around us.
- Keeping the small town feel while improving opportunities for affordable housing
- Funding of needed improvements.
- Drug dealing at Kennebunk Pond public beach area, affordable housing while being smart with growth.
- Greedy Developers

Open Text Responses –

Question 27: What do you think Lyman's biggest challenges will be?

- It is hard to expand when there town has rules and requirements in place that don't match the business or are necessary. Too much umbrella regulations.
- Keeping liberals out
- Affordable housing
- Over developing.
- Staying a small town. Keeping taxes reasonable. With growth comes more costs for schools, transfer station tipping and emergency resources. Just look at how the FD budget has increase over the past several years. More housing will bring more children and result in a huge expense to add on to LES. We are already looking at costs for a new HS, and that will severely raise taxes. The town has the opportunity to help seniors offset their taxes but will not address the ordinance required. It's time!
- Traffic on 111
- The pressure we are getting to allow apartments and condos here. We need to fight that and push for small homes on 1.5 acre lots.
- People not wanting growth
- Balance between keeping the rural feel and ruining it with larger development projects
- Affordability, aging in place
- Making improvements
- Infa Structure

Question 28 has 126 answers (Open text)

"If you could make one change to improve Lyman, what would it be?"

Open Text Responses –

Question 28: If you could make one change to improve Lyman, what would it be?

- Build a downtown area
- Lower the property taxes and leave people alone,
- Allow 1000 sq ft ADUs for families with adult children.
- Prevent changing lot sizes.
- Encourage more volunteering on committees
- Notices of when motor vehicle registrations are due. Being informed of any tax changes.
- I would say if you own a piece of property, you should be able to put whatever houses you want on it it is yours
- Fixing the traffic issues on 111.
- add garbage cans to all the popular fishing spots, let Dave empty them on Saturday.
- Go back to a selectboard of three and electing the town clerk again
- Internet
- Stop trying to turn Lyman into something it is not. The people who live here don't want to live in a town like Biddeford or Sanford. They move here for the woods and privacy.
- Stop building housing developments
- Do away with comprehensive plans. These were not a thing until certain people were voted in. Also anybody that is voted in and they have anything to do with real estate construction. They should have to abstain from any sort of decision or vote that way they cannot sway a vote.
- Go back to the way it was in the 1970s.
- Keep lot size at 5 acres might
- More police to stop these jerks and the car racing
- Lower taxes
- More free outdoor recreations for the children and youth
- A better Town Center

Open Text Responses –

Question 28: If you could make one change to improve Lyman, what would it be?

- I would add some new tasks to the job description of the new building and grounds director to include economic development opportunities and grant writing.
- Please, please put a light on 111 connecting Kennebunk pond road to Day Road right next to Homestead store
- Increased Law Enforcement patrols
- Controlled access to Kennebunk Pond with fees to cover expenses.
- Community center - not just the library
- Have a more attractive town center
- Access to transportation to airport, shopping and medical services.
- Keep RT 111 from killing it's residents!
- Limit the growth of local government (number of employees, etc.)
- Widen south Waterboro Road so you have bike and walking lanes.
- Reduce lot sizes from 5 acres
- Better police presence on town roads - there is WAY too much speeding and drunk/high driving.
- Smaller lot sizes for new housing
- Create a public works department
- do away with the town administrator type of government
- Have access to pond public beaches by town issued permit- like the dump stickers.
- Improvement in transportation: for elderly ~ for student bussing
- more access to trails on town land
- Have our own highway department, I think what we pay to have our roads plowed is way too much for what we get.
- Change the way taxes are calculated
- More parks/trails/maintenance at current parks like Sid Emery forest.
- Keep it the way it is
- Use town owned property for tax payers benefit to enable Recreation for all residents and Increase town jobs
- Additional housing and better traffic patterns, more lights/stop signs at busy intersections.
- Bike/walking/breakdown lanes on major roadways
- Lower taxes!
- Danger of driving on the two main roads: Clarks Woods and So. Waterboro. We need a police department.

Open Text Responses –

Question 28: If you could make one change to improve Lyman, what would it be?

- To add a dog park
- Stop spraying chemtrails over me
- Create more housing that is affordable for our children and/or young buyers.
- more recreational services available to seniors
- Better road care and improvements to them
- Management in the town hall
- Hire outside people to ensure the town is being managed properly.
- Conserve land
- To be honest, this isn't my wheelhouse. I'm not sure what is needed to make sure we continue moving forward without losing ourselves to large developments.
- Housing for Seniors that allows them to stay in the community they love when owning a home here becomes too burdensome or not affordable.
- Keep property taxes low.
- Increased safety measures on South Waterboro Road.
- Work to reduce spending to be able to bring taxes back down.
- Develop Goodwins Mills area or even Jacksons Corner more? Somehow encourage small retail biz? Tough when so mixed with residential though. School system choice for middle school/high school (similar to Arundel/Dayton). Some areas of the community have better proximity to schools other than Massabesic.
- Putting in more small community events
- Property taxes have risen to an unacceptable level. This discourages residents from improving the value of their homes and hurts the marketability, and value, of homes for sale.
- It needs to be fair that if someone that lives on the water or on the lake has a five or 10 foot setback that should be the same for everybody else in the town!!!!!!!!!!
- side walks
- Identify a location and encourage development toward a "downtown" area that can be a focal point for community and economic growth.
- Get rid of dollar general
- Limit growth
- More conservation of forests and waterways
- Lower housing and heating costs

Open Text Responses –

Question 28: If you could make one change to improve Lyman, what would it be?

- Voting to allow adult use cannabis manufacturing. I sure see a lot of folks personally growing cannabis in Lyman. Allowing legal cannabis decreases opioid use, underage use, raises property values and is a net positive for communities. Those are the facts.
- Bring a large employer to town.
- Create a Commerce Development plan to bring in businesses that will bring revenue to the town.
- If I could see one meaningful change in town, it would be a shift toward a more constructive and collaborative culture within local government and the community. Reducing unnecessary bureaucratic barriers, minimizing interpersonal conflicts, and moving away from old guard dynamics would allow the Town to operate more effectively and transparently. I would also like to see less misinformation circulating in the community and a stronger commitment to fact-based communication. Overall, I hope the Town continues to prioritize long-term, strategic investments rather than reacting to short-term pressures, so that decisions are made with the community's future in mind
- love the newsletter- great idea for community outreach
- Make it more family/kids friendly. There's a big focus on age friendly here in works. But when people here say age friendly they don't mean all ages They means elders past raising kids and retirement. And it's coming at the cost of younger families and future generations and families in the thick of it. Actually, be all ages friendly. It's the job of adults to make the world better for the kids following behind them, not put their needs before the youth. It's not about us as adults, it's about giving our future generations better futures than we had. To do otherwise is just adults being selfish.
- Shooting firearms in Dayton gravel pit and surrounding woods, close to houses
- Create a "downtown" to give a better sense of community.
- I love Lyman elementary. Our daughter Loretta went there. I think the town of Lyman should give more options for students entering middle school and high school. Arundel kids can chose either Kennebunk or Thornton Academy. Dayton can chose Saco, Thornton or Biddeford. Why cant we?
- Stop spending money.
- Limited growth
- widen Rt 111, make children congregate in larger groups for bus pickup
- Term limits on Selectmen and a residency requirement of three years or more.
- Less emphasis on parks and recs spending and more on the towns infrastructure, for example, town hall expansion, broadband availability

Open Text Responses –

Question 28: If you could make one change to improve Lyman, what would it be?

- Allow for more multifamily construction in some areas
- A common area
- Police presence
- Our own fire department
- More oversight regarding the town manager
- more control and oversight to protect the health quality of Kennebunk Pond
- Make our roads safer. Route 111 should be a three lane road and Kennebunk pond/route 111 intersection a challenge.
- Oversight / Vetting of municipal employees/volunteers.
- Increase voter turnout out regarding local elections. Elections where selectmen win with 160 votes total does not properly reflect the 4,600 resident who live here and is hurting this community.
- Trash pickup
- To stop further development and public program expansion within Lyman
- Fill in and get rid of Wadleigh Pond. There's something toxic in that water.
- Encourage folks to volunteer for town committees
- Traffic control on 111
- Keep lot sizes in rural areas at least 5 acres
- Farmers market or other regular community gathering events.
- More frequently police patrols
- Get rid of a couple selectmen. I wont mention names
- Making building lots smaller
- More curb appeal overall with better traffic enforcement and improved town center around Goodwins mills area
- Less people
- That our parks and ponds make the town more money then it costs to maintain them.
- Grow, but at a reasonable pace.
- Stop spending!
- Have the board of selectmen get along and work more to curb spending and tax burden
- Find a way to encourage community engagement.
- Improve schools and emergency services.

Open Text Responses –

Question 28: If you could make one change to improve Lyman, what would it be?

- Better traditional downtown. I would love to go downtown to have a coffee and get to know my neighbors in the town but there is nowhere to do that currently.
- Continued improvement of town infrastructure.
- Charge visitors to Kennebunk Pond public beach, secure the parking lot during nighttime hours.
- Continue growth / accessibility for kids to build more community
- Remove all gravel pits and get rid of the liberals
- Infrastructure (road work and maintenance) contract patrol deputy
- More housing. We are looking for a larger home in the coming years and would love to stay in Lyman but there is nothing available.
- All of Maine: better roads
- More community events (like the October harvest festival).
- Provide even more town wide events like Oktoberfest and the summer music series. Bringing the townspeople out for these type of events encourages a great feeling of community.
- I guess a light at Kennebunk pond road.
- Change the lot allowance to 1.5 acres.
- Restaurants
- Decrease residential zoning requirements to 1.5 acres.
- Get rid of the old ding bats in town.

"Do you have any additional comments or ideas for Lyman's future?"

Open Text Responses –

Question 29: Do you have any additional comments or ideas for Lyman's future?

- I would like to be able to enjoy my life here and not have to pay taxes on my property, I live on a private road. I have a well and a septic.. There should be a deduction once you turn 65 where you pay 1/2 of your taxes.
- Resist the call to increase density, and rental housing. Once the quality of life is degraded there is no going back.
- No change is better than some change sometimes
- More community events for families and opportunities to mingle with neighbors.
- Send the committee to Main Street in Kennebunk in July and see if that's what you want for Lyman. It's so crowded that even the firetrucks can't get down through Main Street.
- There needs to be some kind of restriction put in place to prevent our limited housing inventory from being swept up by private equity and other non desirable entities. For example, a non-profit in town has bought up 4 neighboring single family homes, removing all 4 of them from our tax rolls, and posted every last square foot of property with no trespassing signs. We are talking over 120 acres no longer being available for the public use like walking trails or hunting. It's ridiculous.
- I am a happy property owner in Lyman and appreciate all the hard work the city puts in to make Lyman a great place to live!
- I suggest the town considers places where it can save money/improve service by sharing resources with neighboring towns. For instance, why do we have our own building inspector? And how can a single building inspector handle both structure and plumbing? (answer: they can't) I'm sure there are many other opportunities, too. In general, though, I need to complement how well Lyman does with what it has. Perhaps also try to tap into retiree's capabilities to enlist their volunteering to supplement various job categories in addition to asking them to volunteer on committees.
- Keep it simple - just look at the 2 cities

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- I think having a town manager has been a wise decision by our select persons and towns people. We need to enforce our ordinance's by hiring additional staffing. The other option would be do away with the ordinance.
- I would like to see developments kept to a minimum and minimum lot sizes kept to 5 acres. It would be great to see farms supported (maybe with partnerships with MOFGA to have more Forever Farms.)
- It is important for all to remember when we are discussing an issue and someone has a different opinion or disagrees with you; we all need to remain polite and professional. They are your neighbors and friends. People that do not think like we do are not the enemy, they are not stupid, and deserve to be heard and acknowledged.
- Create a public works department. I'd be interested in helping create that department and run it!
- have a marijuana facility required to be located in a designated industrial area only
- I'm concerned about development of new homes and businesses affecting the quite rural, forest and farm character of the town.
- Most contractors/ builders are rich, the town doesn't need to give them any incentives.
- Avoid Keeping up with the Jones. I understand the need for growth But spending money on modern things just because someone else is Just increases costs
- The townhall should be bigger, we should have a shelter and a food pantry. Despite the lack of housing, there seems to be more people in town therefore this would be beneficial.
- WE plane on living her forever and will always stay involved.
- Be happy with what we have. It's a great place to live.
- Our biggest population is Seniors. If we do not address the housing issues surrounding that, we will gentrify Lyman. Or worse, we will become a town of blighted properties.
- I hope we can keep our small town charm while still staying financially responsible. Please focus on our roads, our safety, our community.
- Be specific about where commercial development is allowed and then look to encourage businesses that bring real value to the Town. We don't need anymore storage unit places that do not bring good tax revenue to the town. Take the burden off the residential taxpayers and encourage good businesses to move here. Rte 111 is the area to do this in as well as Rte 35. Encourage neighborhoods with smaller home where retirees and also young families can live. This will help build a sense of community and help Seniors not feel as isolated.

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- I know that many of us in Lyman do not get involved with the town government. Unfortunately the people in the town that have grown up here and love it the way that it is are also the people that are not speaking up to voice their opinions to you. Much of this is because we moved here to have rural peace and quiet, and so do not want to participate in "town and community activities", preferring to invest our time and experience enjoyment with out close friends and families. Unfortunately that means that likely many providing feedback to you are the limited subset of Lyman that's wants to see change, or want more growth here. Many will only get involved if they want things to be different. I explore you to keep in mind the local folk who have lived here for years, and the people who love this town for its backwoods feel. All along the state we are seeing rapid growth and increase in population. What if we were one of the towns that did not dive into this grown and fundamentally change the soul of its community. Many of us miss beech ridge and other such landmarks that have been lost in the name of growth and expansion. For the sake of all those who are not speaking up, please do what you can to keep this small town small.
- Reduce property taxes to support increasing property values. Focus on recreation and infrastructure. Avoid commercial/industrial growth. Avoid multi-unit residential development. Avoid marijuana grows/production/cultivation.
- Additionally, Lyman needs to figure out how to stop spending taxpayers money and stop being in a deficit year after the year after year there's no need to spend every single penny every single year and then keep asking taxpayers to pay for more. It is ridiculous. We need to change something we need to stop spending money and once we get into a surplus, then we can Start giving away money. Back to the taxpayers that pay too much in taxes.
- Coming back to traffic. The traffic lights that are on sensors on 111 cause unnecessary back-up on 111. Traffic lights should be controlled by schedule, rather than sensor outside of 10pm to 5am. My experience is that they change over closer to 8am which is way too late.
- This isn't a city
- Keep it the way it is. Don't reduce lot sizes, don't build apartments. Improve the parks and trails so the residents and neighbors can enjoy it more as those environments are disappearing from southern Maine.
- Improve the schools. Good schools would benefit us all in so many ways.
- Develop the Route 111 corridor. Run 3 phase power, water, gas, & fiber from Biddeford to Sanford. Create an industrial park or professional office park. Or both. If you build it they will come.

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- I think Lyman can be developed without losing its small town character.
- At this moment I do not. I was a selectperson in Lyman, for 2 terms nearly 40 years ago. Life has changed in town and everywhere.
- We need sidewalks. Badly. And the speed limit on S Waterboro Road needs to come down, significantly. At least down to 35 mph. It's 45 which means people do 55-60. I could say the same of 111. 40 probably all of the way through our area.
- Keep small town community
- A little encouragement for business and development in our little downtown area maybe a diner or small breakfast place. Community dinners?
- Nicer center of town
- create a community center to share resources and improve lack of social activities and engagement, perhaps a greenhouse or other space for winter activities
- Keep Lyman little
- Lyman as it currently stands is great but any changes to zoning or current development rules in the direction of greater development and more urbanization can and will severely hurt this little town.
- Keep taxes lower
- Stop trying to be Scarborough, Biddeford or Sanford.
- I am happy with the increased communication, thank you!
- Continuous improvement.
- Do not build out the population without controlling access to natural resources
- No
- Contract patrol deputy
- Keep zoning at its current level. We do not need 1/2 acre lots and handshaking houses for neighbors.
- Keep it Rural. I guess if you are going to make money by developing it there isn't much I can do about it. I'm sorry to say I'm not impressed with the whole bunch of you.
- Improved law enforcement.
- Just moved here can't wait to enjoy the town.