

**TOWN OF LYMAN
NOTICE OF PUBLIC HEARING**

The Lyman Board of Selectmen will hold a **PUBLIC HEARING** on Monday, May 24, 2021 at 6:00 p.m. at Lyman Town Hall, 11 So Waterboro Rd for the purpose of hearing written and oral comments on the referendum questions to be voted on Tuesday, June 8, 2021 at the Municipal Election.

ARTICLE 3: Shall a Charter Commission be established for the purpose of revising the Municipal Charter?

ARTICLE 4: To choose, by secret ballot, six (6) persons to serve on the Charter Commission if approved under Article 3 above. (By State Law, three (3) other members must be appointed by the Selectmen.)


ARTICLE 5: Shall an amendment to the Town of Lyman Shoreland Zoning Ordinance Article 15, Section C – Land Use Standards – Piers, Docks, Wharves, Bridges, and Other Structures and Uses Extending Over or Below the Normal High-Water Line of a Water Body or Within a Wetland be enacted? Note: Affecting the regulation of docks on right of ways. Copies of the text of the amendment are available from the Town Clerk's Office.

ARTICLE 6: Shall an amendment to the Town of Lyman Shoreland Zoning Ordinance Article 17 – Definitions be enacted? Note: Defining “dock”. Copies of the text of the amendment are available from the Town Clerk's Office.

ARTICLE 7: Shall an amendment to the Town of Lyman Zoning Ordinance Article 10 – General Town Wide Regulations be enacted? Note: Establishing Commercial Design Standards. Copies of the text of the amendment are available from the Town Clerk's Office.

ARTICLE 8: Do you favor the Town looking into purchasing the Cousens School property? **This is a straw vote and not legally binding.**

There will be limited space for in person attendance therefore this Public Hearing will also be presented [via Zoom](#). [Meeting ID: 964 2715 5242 and Passcode: 762285](#). One tap mobile US: +13126266799, 96427155242# or +19294362866, 96427155242# Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782. For public comment using Zoom, you will need to send a message in the “Chat” or use the “Raise your hand” feature box. You will be unmuted/video enabled by the meeting host when it is time for public comment. To raise your hand via telephone, please hit *9.



William Single, Chairman



Pauline F. Weiss, Town Clerk

**Proposed Amendment to the Town of Lyman Shoreland Zoning Ordinance Article 15, Section C
– Land Use Standards - Piers, Docks, Wharves, Bridges, and Other Structures and Uses Extending
Over or Below the Normal High-Water Line of a Water Body or Within a Wetland – (Note:
Affecting the regulation of docks on right of ways.)**

The owner of an easement or right-of-way leading to or touching upon a water body does not have the right by implication to construct a dock on the easement or right-of-way or use the easement or right-of-way to facilitate the construction of a dock on the water body if the instrument granting or reserving the easement or right-of-way does not expressly include the right to construct a dock on the easement or right-of-way or the right to use the easement or right-of-way to facilitate the construction of a dock on the water body.

**Proposed Amendment to the Town of Lyman Shoreland Zoning Ordinance Article 17 –
Definitions – (Note: Defining “dock”.)**

“Dock” means a platform used for access to a water body or to secure, protect and provide access to a boat. The platform may extend from a shore over the water body or may be a floating platform attached to a mooring. The term “dock” includes a boat lift. The term “dock” does not include a swim float or raft.

Proposed Amendment to the Town of Lyman Zoning Ordinance Article 10 – *General Town Wide Regulations* – (Note: Establishing Commercial Design Standards.)

Commercial Design Standards

A. Purpose. To protect, enhance and perpetuate the town’s historic, cultural, and architectural heritage and to enhance the town’s appearance to residents and visitors and to serve as a support and stimulus to business and industry. Construction of a new building or structure or addition to an existing structure shall be of such design, form, proportion, mass, configuration, building material, texture, and location on a lot as to conform with the following guidelines as deemed practicable by the Planning Board.

- (1) Applicability.** These design standards apply to all new commercial buildings, structures, and modifications to existing structures in the Town of Lyman which require Site Plan approval per the Lyman Zoning Ordinance.

B. Standards

- (1)** Proposed buildings, improvements and additions shall not be stylized to the point that the buildings or improvements are more an advertisement than an architecture form.
- (2)** Facades shall be articulated every fifty (50) feet using varied designs, rooflines, materials, and heights. The front façade shall be designed to look like more than one building entrance when the façade is proposed to be greater than 50 feet in width.
- (3)** The relationship of the width of the building to the height of the front elevation shall be visually compatible with nearby, buildings, structures, and open spaces.
- (4)** The roof shape of a building shall be visually compatible with that of buildings to which it is visually related. When no clear pattern exists, a roof pitch of 5/12 or steeper shall be used, or the building should be designed so as to appear to have a pitched roof. The design of the roofline, facade or parapet wall shall screen any air conditioning or other utilities placed on the roof on three (3) sides most visible to the public.
- (5)** Where mechanical equipment such as HVAC and trash receptacles are located at ground level, appropriate vegetative screening or privacy fencing shall be used to hide the equipment while spaced to allow for routine maintenance.