

PUBLIC HEARING NOTICE
TOWN OF LYMAN PLANNING BOARD
11 SOUTH WATERBORO ROAD, LYMAN MAINE 04002

207-247-0647 www.lyman-me.gov

NOTICE OF PUBLIC HEARING BY THE PLANNING BOARD

The Planning Board will hold a public hearing on **Wednesday, September 21, 2022 at 6:30 pm** at Lyman Town Hall, 11 South Waterboro Road. This hearing is to present information and to allow for public comment regarding:

- Application of Beaulieu Logging LLC for wood recycling yard for brush, trees, stumps and making mulch on Tax Map 7 Lots 103 & 107, 0 Alfred Road. The plan for this application can be viewed on the Town's webpage or at the Town Hall during normal working hours.
- Two proposed Lyman Zoning Ordinance Amendments (attached):
 - Amend Section 6.3.1 allowed principal and accessory structures
 - Amend Section 1.8 contract zoning standards

Roderick Tetu, Chairman

Lyman Zoning Ordinance Amendments for November 2022 Warrant

Shall an amendment to the Town of Lyman Zoning Ordinance Article 6, Section 6.3., Principal Building and Uses be enacted as follows:

~~Deleted language struck through~~ Added language underlined

6.3.1 Principal Building and Uses

- A. In the Residential District, one (1) principal building ~~or one principal use along with one (1) accessory building or use is allowed~~ accessory buildings per lot, ~~with the size of lot to be determined by~~ meeting the lot size, setback and lot coverage requirements of section 6.2.
- B. In the General Purpose District, ~~there shall be no more than one (1) building for each principal use, and no more than two (2) buildings for an accessory use as limited by lot coverage requirements~~ one (1) principal building along with accessory buildings per lot meeting the lot size, setback and lot coverage requirements of section 6.2.
- C. The number of buildings and uses in the Commercial/Residential District will be determined by the maximum total lot coverage ~~allowed for the site~~ requirements of section 6.2.

Shall an amendment to the Town of Lyman Zoning Ordinance Article 1, Section 1.8.3 Contract Zoning be enacted as follows:

~~Deleted language struck through~~ Added language underlined

1.8.3 Contract Zoning

B. Authorization

Fourth sentence:

Areas rezoned under this provision shall be consistent with, ~~but not limited to~~, the existing and permitted (whether permitted or with site plan approved conditional) uses within any zoning district.

F. Recommendation

Before forwarding a recommendation of a contract zoning amendment to the Board of Selectmen, the Planning Board shall make a finding on each of the four standards in this subsection. A favorable recommendation to the Board of Selectmen requires a positive finding on all four standards. If the Planning Board makes a negative finding on any of the standards, its recommendation shall be negative. The Planning Board shall base its recommendations on whether the rezoning:

- ~~1. Is for land with an unusual nature or location~~
1. Is consistent with the Comprehensive Plan;
2. Is consistent with, ~~but not limited to~~, the existing uses and permitted uses within any zoning district; ~~and~~
3. That the conditions proposed are sufficient to meet the intent of this section; and
4. Provides an overall benefit to the Town as a whole.