

**Town of Lyman Planning Board
Notice of Public Hearing**

The Planning Board will hold a public hearing at Lyman Town Hall, 11 South Waterboro Road on **Wednesday, March 15, 2023 at 6:00 pm** to present information and allow for public comment on a Proposed Zoning Ordinance Amendment to Section 1.8.3 Contract Zoning standards. The wording of the Amendment can be viewed on the Town's webpage www.lyman-me.gov or at Town Hall during normal working hours.

Wording of Proposed LZO Amendment

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 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 each of the 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 reasonable expectations of an overall benefit to the Town as a whole.