

Town of Lyman Ordinance Review Committee

Meeting Minutes: 9-07-23

Called to Order: 6:38pm PM

Members Present: Mike Rancourt-Chair, Peggy Macdonald-Vice Chair, Dave Dulong-Secretary, Matt Duross, Lee Schatz, Steven Merola, George Cheney, David Alves, Roger Grant, Brenda Charland-Advisor, Don Herson-Advisor, Jessica Picard, Advisor SB.

Minutes: 8-17-2023. Motion to approve minutes by Dave A., seconded by Peggy. Approved unanimous.

New Business:

Motion: Made by Mike, 2nd by Peggy. The secretary will update the Zoning Ordinance during the meeting IAW the committee's approved revisions. This revised document will be attached to the minutes of the meeting and be approved with the minutes. A final review and approval of the entire document will occur at some time with a vote of the committee. Approved: unanimous.

Motion: Made by Peggy, 2nd by Dave D. All references to "Selectmen" will be changed to "Select Board". Approved: unanimous.

Ordinance Review: Much discussion occurred about Contract Zoning. Don will obtain the suggested wording from the Planning Board. Motion was made by Mike, 2nd by Peggy to table this until next meeting. Approved: unanimous.

Motion to adjourn: Roger, 2nd Dave D. Approved: unanimous.

Meeting adjourned at 8:29pm

Submitted:



Dave Dulong, Secretary

Attached: Zoning Ordinance Revisions 9-07-23

2. Is consistent with the Comprehensive Plan;
3. Is consistent with, but not limited to, the existing uses and permitted uses within any zoning district; and
4. That the conditions proposed are sufficient to meet the intent of this section.

G. Final Action

Before amending the zoning ordinance for contract zoning, the Board of Selectmen shall adopt the Planning Board's findings or other findings indicating that the rezoning is consistent with all four standards of section F above.

H. Status of Amendments

Amendments to the zoning map and ordinance made under this section may be amended or repealed by the Board of Selectmen.

I. Other Permits

All applications for contract zoning are subject to site plan review. An applicant may seek other permits at the same time as he or she is seeking the contract zoning as if the contract zoning were already in effect, or may seek them after the Board of Selectmen has approved the zoning amendment. If the applicant seeks approval before the final Board of Selectmen action on the amendment, the Planning Board shall make its approval of these other permits contingent on the Board of Selectmen's approval of the contract zoning amendment.

2. Article 2 – Establishment of Districts

2.1. Zoning Districts

- 2.1.1. ~~Shore land~~ *Shoreland* District
- 2.1.2. Residential District
- 2.1.3. General Purpose District
- 2.1.4. Commercial/Residential District
- 2.1.5. Mobile Home Park Overlay District

2.2. Location of Districts

- 2.2.1. Said Districts are located and bounded as shown on the *latest Town approved* Official Zoning Map, Entitled "Zoning Map of Lyman," ~~dated December 06,~~ *2014* and on file in the office of the *Municipal Town* Clerk.

2.2.2. The Official Zoning Map is incorporated herein by reference and shall be signed by the **Municipal Town** Clerk and the Chairman of the Planning Board at the time of adoption or amendment of this Ordinance certifying the date of such adoption or amendment. Additional copies of this map may be seen in the **Municipal Town** Offices.

2.3. Uncertainty of Boundary Lines

2.3.1. Where uncertainty exists with respect to boundaries of various Districts as shown on the Official Zoning Map, the following rules shall apply. Unless otherwise indicated; boundary lines shall be considered as lines paralleling a road, waterway, and shoreline or lot line and at distances from the center lines of roads, waterways, shorelines or lot lines as indicated by the Official Zoning Map. In the absence of a written dimension, the graphic scale on the Official Zoning Map shall be used.

2.4. Division of Lots by District Boundaries

2.4.1. Where a Zoning District boundary line divides a lot or parcel of land of the same ownership of record at the time such line is established by adoption of amendment of this ordinance, the regulations applicable to the less restricted portion of the lot may be extended not more than fifty (50) feet into the more restricted portion of the lot. Extension of a use into a more restricted portion of a lot shall require site plan review and approval by the Planning Board subject to Article 8 of this Ordinance.

2.5. Continued Uncertainty

2.5.1. Where continued uncertainty exists, a property owner may file an appeal to the Lyman Zoning Board of Appeals, which shall hear the case as an Administrative Appeal.

3. Article 3 – Non-Conforming Uses Lots & Structures

3.1. Continuance of Non-Conforming Uses

3.1.1. The use of land, buildings or structures, lawful at the time of adoption or subsequent amendment of this ordinance, may continue although such use does not conform to the provisions of this ordinance.

3.1.2. A non-conforming building or structure may be repaired, or maintained, but the use shall not be intensified except in conformity with the provisions of this ordinance.

3.1.3. A non-conforming use may not be expanded.

3.2. Discontinuance of a Non-Conforming Use