

Lumberland Zoning Rewrite  
Public Forum, February 25<sup>th</sup>, 2012

Thank you for attending today's public forum. Since the beginning of the rewrite process, the Committee has responded to recommendations about the Proposed Zoning Law. The following are some of those changes that were made based on input from the public. Today we are here to answer any questions you may have with regard to the content and implications of the Proposed Zoning Law.

The following are changes that were made after the public hearing process that closed on December 14<sup>th</sup>, 2011:

- Hillside Valley was added on the zoning map, and again is shown as a river hamlet district.
- The schedule of uses and bulk regulations was amended to account for all lot sizes.
- The riparian setback for Lake Champion was changed to accommodate potential expansion of the camp.
- The riparian setback for Lake Devonoge was changed at the request of the Homeowners' Association.
- The prohibition of tin roofs in the Historic Overlay district was removed.
- Height limit and illumination restriction was added to telecommunications towers in the River Overlay District
- The text of the landscaping section was modified to read more clearly and avoid misinterpretation.

The following are changes that will be made in response to comments from the second public hearing process that closed on February 17<sup>th</sup>, 2012

- Conservation Subdivision section will be changed from "mandatory" in several districts to "preferred" in all districts for subdivisions over 5 lots.
- The level of visible smoke will be changed back to the existing Ringelmann level of 2 from the proposed level of 1. These measurements do not affect residents ability to use woodstoves, barbecue in their yards, or other similar activities.
- Distinction will be made between banners and flags to prevent any freedom of speech issues in the sign regulations.
- Clarification will be added about the procedure for retaining consultants and experts.