

# Zoning Process Overview

Planning Board formulates proposed changes based on

- Comprehensive Plan
- Public Input
- Application History

One or more Planning Board Public Hearings for review and comment

- Revisions if needed/warranted

Proposed changes forwarded to Selectboard for inclusion in the warrant

- Selectboard Public Hearings on the Warrant
- Scheduled for Town Meeting vote
- Special Town Meeting or referendum vote can be scheduled at any time

The voters decide.

**Legal review and State review at multiple times throughout the process**

# **Top Level Goals for East Side Zoning**

- **Protect and encourage existing maritime/water dependent uses; "do no harm"**
- **Allow existing businesses to renovate, relocate, rebuild, and reinvest so that their businesses might flourish.**
- **Create public access to the harbor.**

# **Second Level Goals for East Side Zoning**

- **Improve pedestrian access and safety along Atlantic Avenue.**
- **Reduce impervious surfaces and improve stormwater management.**
- **Require new construction to be resistant to sea level rise and storm surge.**
- **Manage building heights to enhance and/or protect views.**

## **Second Level Goals (continued)**

- **Reduce setbacks from side yards and streets to encourage flexibility in design.**
- **Setback new construction from high water.**
- **Review and amend permitted uses in the district, including residential uses.**
- **Seek to link public access on adjacent properties.**

# Advisory Workgroup

Publicized Meetings – Open to the Public

Work through Details- Refine Lower Tier Goals

Develop Implementation Strategies

Return to full Planning Board for Formal Action

- BBH Planning Board Member(s)
- Code Enforcement Officer – Geoff Smith
- Selectboard Member
- Lincoln County Planner – Bob Faunce
- Gorrill Palmer Planner - Dan Bacon
- East Side Representatives

Tim Brown

Jeanne Fuller