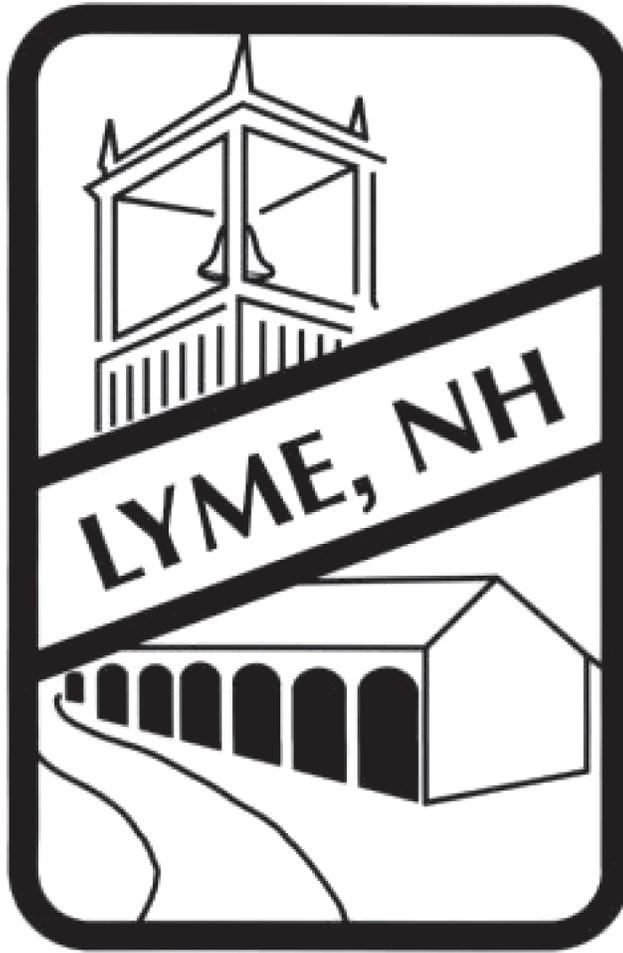


TOWN OF LYME



**WARRANT FOR
MARCH 12, 2013 TOWN MEETING**

**WARRANT FOR THE ANNUAL TOWN MEETING
STATE OF NEW HAMPSHIRE**

GRAFTON, SS

TOWN OF LYME

To the inhabitants of the Town of Lyme, New Hampshire, who are qualified to vote in Town affairs:

You are hereby notified that the annual Town Meeting of the Town of Lyme, New Hampshire, will be held at the Lyme Community Gymnasium in the Lyme School on Tuesday, March 12, 2013, at 7:00 AM, to act upon the following subjects:

Polls will open for voting by ballot on Articles 1, 2, 3, & 4 on Tuesday, March 12, 2013, at 7:00 AM and will close at 7:00 PM, unless the Town votes to keep the polls open to a later hour. The business portion of the meeting will convene at 9:00 AM that same day, when all of the other Articles will be considered.

ELECTION OF OFFICERS

ARTICLE 1. To vote by non-partisan ballot for the following Town Officers:

Budget Committee	Three members for 3 years
Cemetery Trustee	One member for 3 years
Library Trustees	Three members for 3 years and 1 member for 2 years
Overseer of Public Welfare	One member for 1 year
Planning Board members	Two members for 3 years
Road Agent	One member for 1 year
Selectman	One member for 3 years
Supervisor of the Checklist	One member for 3 years
Tax Collector	One member for 3 years
Treasurer	One member for 3 years
Trustee of the Trust Funds	One member for 3 years

ZONING AMENDMENTS

ARTICLE 2. Are you in favor of the adoption of Amendment #1 as proposed by the petitioned warrant article for the Lyme Zoning Ordinance as follows:

- I. Amend Table 4.1 of the Zoning Ordinance to allow Conservation Neighborhoods by site plan review in the Rural District, subject only to Article XIII.
- II. "Amend the Zoning Ordinance by adding after Article XII, a new Article which, if adopted, will permit "Conservation Neighborhoods" on lots with 40 or more buildable acres on Route 10 in the portion of the Rural District located within one (1) mile from the Lyme Common District and subject to other requirements and restrictions."

Note: Full text after warrant.(Not Recommended by the Planning Board)

ZONING AMENDMENTS

ARTICLE 3. Are you in favor of the adoption of Amendment #2 as proposed by the Lyme Planning Board for the Lyme Zoning Ordinance as follows:

To change the last sentence of section 6.23 to allow business signs to be illuminated one hour after the last business in the building in which the business is located closes for the night, but not later than midnight.

Note: Full text after warrant

ZONING AMENDMENTS

ARTICLE 4. Are you in favor of the adoption of Amendment #3 as proposed by the Lyme Planning Board for the Lyme Zoning Ordinance as follows:

1) Add the following footnote to table 4.1 to allow retail sales of products resulting from accessory use in the Rural, East Lyme, Skiway and Mountain and Forest Districts:

The retail sales of products resulting from accessory use are permitted in these districts.

2) Change the definition of "ACCESSORY BUILDING, STRUCTURE OR USE" to:

ACCESSORY BUILDING, STRUCTURE OR USE. A building, structure, or use subordinate and customarily incidental to the principal building on, or principal **or permitted** use of, the same lot. This will include telecommunication facilities.

Note: Full text and table 4.1 after warrant

TOWN OPERATING BUDGET

ARTICLE 5. To see if the Town will vote to raise and appropriate the sum of one million nine hundred ninety-seven thousand and seventy-nine dollars (**\$1,997,079**) which represents the operating budget as recommended by the Budget Committee.

Said sum does **not** include appropriations contained in any other warrant articles.

(Majority vote required.) (The Selectmen recommended an operating budget of \$1,997,079 by a vote of 3-0.) (The Budget Committee recommended an operating budget of \$1,997,079 by a vote of 9-0.)

STATE OF NEW HAMPSHIRE BLOCK GRANT APPROPRIATION

ARTICLE 6. To see if the Town will vote to raise and appropriate the sum of eighty-six thousand six hundred thirty-seven dollars (**\$86,637**) for the purpose of maintenance, construction and reconstruction of class IV & V highways; said sum to be offset from the State of New Hampshire Block Grant Aid estimated payments for the 2013-2014 calendar year.

Said sum does **not** include appropriations in any other warrant articles.

(Majority vote required.) (Recommended by the Selectmen by a vote of 3-0.)

(Recommended by the Budget Committee by a vote of 9-0.)

Note: This appropriation will show up on the MS-2(expenditures) and the MS-4(revenues) Department of Revenue annual forms. This is an in/out and does not affect the operating budget.

TO CAPITAL RESERVE FUNDS AND TRUST FUNDS

ARTICLE 7. To see if the Town will vote to raise and appropriate three hundred fifty-five thousand nine hundred three dollars (**\$355,903**) to be added to the following Capital Reserve and Expendable Trust Funds previously established for the purposes for which they were created.

Capital Reserve Funds:

Bridge Capital Reserve Fund	\$50,000
Vehicle Capital Reserve Fund	\$102,202
Heavy Equipment Capital Reserve Fund	\$48,151
Property Reappraisal	\$5,000
Emergency Highway Repair Capital Reserve Fund	\$25,000
Public Works Facility Capital Reserve Fund	\$50,000
Computer System Upgrade Capital Reserve Fund	\$5,250
Town Buildings Major Maintenance and Repair Fund	\$10,000
Fire fighters, Safety Equipment	\$7,300
Recreation Facilities Capital Reserve Fund	<u>\$11,000</u>
Capital Reserve Funds Subtotal:	\$313,903

Expendable Trust Funds:

Emergency Major Equipment Rebuilding Trust Fund	\$12,000
Town Poor Expendable Trust Fund	<u>\$30,000</u>
Expendable Trust Funds Subtotal:	\$42,000

Capital Reserve Funds and Expendable Trust Funds Total: \$355,903

(These appropriations are **not** included in the total town operating budget warrant article as approved by the Budget Committee.)

(Majority vote required.) (Recommended by the Selectmen by a vote of 3-0.)

(Recommended by the Budget Committee by a vote of 9-0.)

WITHDRAWAL FROM CAPITAL RESERVE FUNDS AND EXPENDABLE TRUST FUNDS

ARTICLE 8. To see if the Town will vote to raise and appropriate two hundred four thousand six hundred twenty-two dollars (**\$204,622**) and to fund this appropriation by authorizing the withdrawal of such funds from the Capital Reserve and Trust Funds for the purposes for which they were created as submitted by the Budget Committee as follows:

Machinery, Vehicles & Equipment:

Vehicle Capital Reserve Fund: (Highway Dump Truck)	\$151,622
(Police Vehicle)	\$40,500
Fire Fighting Safety Equipment	\$4,000
Computer System Upgrade Capital Reserve Fund	\$8,500

Withdrawals from Capital Reserve Fund Total: \$204,622

(These appropriations are **not** included in the total town operating budget warrant article as approved by the Budget Committee.)

(Majority vote required.) (Recommended by the Selectmen by a vote of 3-0.)

(Recommended by the Budget Committee by a vote of 9-0.)

CLASS V ROADS REHABILITATION CAPITAL RESERVE FUND

ARTICLE 9. To see if the Town will vote to establish a Capital Reserve Fund under the provisions of RSA 35:1, to be known as the “Class V Roads Rehabilitation Capital Reserve Fund,” for the purpose of repairs, improvements, and maintenance of the Town owned roads and further to raise and appropriate the sum of twenty-five thousand dollars (**\$25,000**) to be placed in this fund.

(These appropriations are **not** included in the total operating budget warrant article as approved by the Budget Committee.)

(Majority vote required.) (Recommended by the Selectmen by a vote of 3-0.) (Recommended by the Budget Committee by a vote of 9-0.)

BAKER HILL ROAD REHABILITATION

ARTICLE 10. To see if the Town will vote to raise and appropriate the sum of thirty-five thousand dollars (**\$35,000**) to be used to repair and rebuild an estimated 1,056 foot section of the Baker Hill Road.

Said sum does **not** include appropriations contained in any other warrant articles.

(Majority vote required.) (Recommended by the Selectmen by a vote of 3-0.) (Recommended by the Budget Committee by a vote of 7-2.)

ENGINEERING STUDY FOR SECTION OF RIVER ROAD

ARTICLE 11. To see if the Town will vote to raise and appropriate the sum of thirty thousand dollars (**\$30,000**) to be used for an engineering study associated with the 2,640 foot section of River Road rehabilitation.

Said sum does **not** include appropriations contained in any other warrant articles.

(Majority vote required.) (Recommended by the Selectmen by a vote of 3-0.) (Recommended by the Budget Committee by a vote of 6-3.)

WITHDRAWAL FROM THE CEMETERY MAINTENANCE GIFTS AND DONATIONS FUND

ARTICLE 12. To see if the Town will vote to raise and appropriate the sum of fourteen thousand five hundred sixty-three dollars (**\$14,563**) to be used towards funding maintenance of the Town Cemeteries and to authorize funding this appropriation by the withdrawal of such sum from the Cemetery Maintenance Gifts and Donations Fund (established by the Selectmen on January 5, 2000).

(This appropriation is **not** included in the total town operating budget warrant article as approved by the Budget Committee.)

(Majority vote required.) (Recommended by the Selectmen by a vote of 3-0.) (Recommended by the Budget Committee by a vote of 9-0.)

Note: In 2006 Margaret Burdette Wise left \$30,000 to the Town of Lyme for cemetery use, the above amount is the balance left to spend.

**INDEPENDENCE DAY CELEBRATION
SPECIAL REVENUE FUND**

ARTICLE 13. To see if the Town will vote to raise and appropriate the sum of eight thousand four hundred dollars (**\$8,400**) to sponsor an Independence Day celebration, including but not limited to a parade, a picnic and fireworks and to fund this appropriation by authorizing withdrawal of that sum from the Independence Day Celebration Special Revenue Fund established for this purpose at the 2003 Town Meeting.

(This appropriation is **not** included in the total town operating budget warrant article as approved by the Budget Committee.)

(Majority vote required.) (Recommended by the Selectmen by a vote of 3-0.) (Recommended by the Budget Committee by a vote of 9-0.)

**APPROPRIATING MONIES TO PUT INTO BLISTERS FOR BOOKS
EXPENDABLE TRUST FUND**

ARTICLE 14. To see if the Town will vote to raise and appropriate the sum of five thousand six hundred nineteen dollars (**\$5,619**) to put into the “Blisters for Books Expendable Trust Fund” established in 2007 for the purpose of purchasing children’s books, audiotapes and other resources and to fund this appropriation by authorizing the withdrawal of said sum from the 12/31/2012 unreserved fund balance. The amount represents monies taken into the general fund in 2012 from last year’s Blisters for Books.

(This appropriation is **not** included in the total town operating budget warrant article as approved by the Budget Committee.)

(Majority vote required.) (Recommended by the Selectmen by a vote of 3-0.) (Recommended by the Budget Committee by a vote of 9-0.)

This amount of money has already been raised from last year’s Blisters for Books. The Library Trustees are appointed to expend from this fund.

**AUTHORIZE THE CHIEF OF POLICE AS AGENT TO EXPEND MONEY FROM
“SUBSTANCE ABUSE EDUCATION FUND”
(Individual warrant article)**

ARTICLE 15. To see if the Town will vote to authorize the Chief of Police as agent to expend money from the “Substance Abuse Education Fund” and for the monies to be used for educating the public and youth within the Town of Lyme on prevention of substance abuse. This fund was established in 1989 under RSA 31:19-a.

(Majority vote required.) (Recommended by the Selectmen by a vote of 3-0.)

MILFOIL TREATMENT FOR POST POND

ARTICLE 16. To see if the town will vote to raise and appropriate the sum of twenty-five thousand twenty five dollars (**\$25,025**) for milfoil treatment of Post Pond, to be funded 40% (up to \$10,010) through a grant from the New Hampshire Department of Environmental Services, with the remaining 60% (\$15,015) to be raised by taxation.

(This appropriation is **not** included in the total town operating budget warrant article as approved by the Budget Committee.)

(Majority vote required.) (Recommended by the Selectmen by a vote of 3-0.) (Recommended by the Budget Committee by vote of 9-0.)

LAND USE CHANGE TAX FUND

ARTICLE 17. To see if the town will vote to revoke the payment of Land Use Change Tax collected to the Conservation Fund established at the 1993 Town Meeting and to see if the Town will vote to place 100% of the revenues collected from land use change taxes into the Land Use Change Tax Fund. The amount of funds will carry over until the following annual meeting, at which time the town will be asked to vote on how these funds will be appropriated and for what purpose.

(Majority vote required.) (Recommended by the Selectmen by a vote of 3-0.)

WITHDRAWAL FROM CONVERSE FREE LIBRARY TRUSTEES RESERVE FUND

ARTICLE 18. To see if the Town will vote to raise and appropriate up to ten thousand dollars (**\$10,000**) for renovations to the library's building and to authorize funding this appropriation by the withdrawal of such sum from Converse Free Library Trustees Reserve Fund.

(This appropriation is **not** included in the total town operating budget warrant article as approved by the Budget Committee.)

(Majority vote required.) (Recommended by the Selectmen by a vote of 3-0.)

(Recommended by the Budget Committee by vote of 9-0.)

The Library seeks permission to spend from its reserve fund on building renovations designed to improve its energy efficiency.

TO MAKE ROAD AGENT APPOINTED

ARTICLE 19. To see if the town will vote to authorize the Selectmen to appoint a highway agent for a term of 3 years, who under the direction of the Selectmen, shall have charge of the construction, maintenance, and repair of all town roads and bridges, maintenance and repair of all side walks within the town as provided for in RSA 231:62 rather than electing a Road Agent (Majority vote required.) (Recommended by the Selectmen by a vote of 3-0.)

TO HAVE FIRE CHIEF MADE A 5 YEAR APPOINTMENT

ARTICLE 20. To see if the town will vote to authorize the Selectmen to appoint a Fire Chief for a term of 5 years in accordance with RSA 154:5, rather than an undetermined appointment.

(Majority vote required.) (Recommended by the Selectmen by a vote of 3-0.)

REPORTS OF AGENTS, AUDITORS & COMMITTEES

ARTICLE 21. To hear reports of Agents, Auditors, or Committees or other officers heretofore chosen, and to pass any vote relating thereto.

(Majority vote required.)

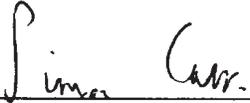
OTHER BUSINESS

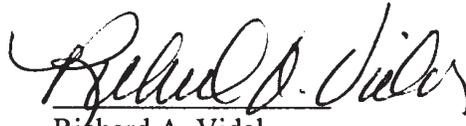
ARTICLE 22. To transact any other business that may be legally brought before this Town Meeting.

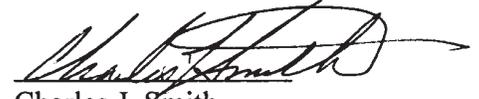
Given under our hands and seal of the Town of Lyme this 7th day of February, 2013.

Town of Lyme

Select Board

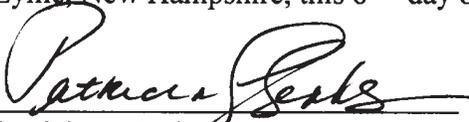

Simon L. Carr, Chair


Richard A. Vidal


Charles J. Smith

Recording of Warrant:

This Warrant and return of Warrant has been duly recorded in the Office of the Town Clerk of Lyme, New Hampshire, this 8th day of February 2013.


Patricia G. Jenks, Town Clerk

Amendment #1

PETITION FOR AMENDMENT TO ZONING ORDINANCE TO THE SELECTMEN OF LYME, NEW HAMPSHIRE

- I. Amend Table 4.1 of the Zoning Ordinance to allow Conservation Neighborhoods by site plan review in the Rural District, subject only to Article XIII.
- II. Amend the Zoning Ordinance by adding after Article XII the following new Article:

ARTICLE XIII: CONSERVATION NEIGHBORHOODS

13.10 OBJECTIVE

It is of fundamental importance for the Town of Lyme to provide a variety of housing opportunities for all members of the community. This Article is intended to allow for additional housing alternatives in the Town in a manner that is environmentally sustainable, is economically efficient, allows for a flexibility of design and density that promotes greater preservation of open space, agricultural land and other natural resources, and is close to the institutions, services and businesses in the Lyme Common District.

13.20 DEFINITIONS

For the purpose of this Article XIII, the following terms shall have the meanings indicated in this Section:

CONSERVATION NEIGHBORHOOD. A housing development on one or more parcels of contiguous land designed, developed and built to encourage clustering of buildings and the protection of open space, in accordance with this Article XIII.

CONSERVATION NEIGHBORHOOD AREA. The total gross area of the parcel of land on which a Conservation Neighborhood is located, measured from the outer, perimeter boundary of such parcel, inclusive of (i) all land used for buildings, structures and other improvements, (ii) all recreational areas and open space, and (iii) all other contiguous land designated by the Conservation Neighborhood Organization as part of the Conservation Neighborhood Area in its application for site plan review under Section 12.10.

CONSERVATION NEIGHBORHOOD ORGANIZATION. A corporation, partnership, limited liability company or other legal entity whose primary purpose is to establish, as an alternative to traditional single-family and multi-family dwellings, a residential neighborhood for use and occupancy generally as set forth in this Article XIII, including, but not restricted to, an entity whose purpose is to establish a cohousing community.

13.30 USE(S) ALLOWED

Within a Conservation Neighborhood Area, the following uses are allowed, subject only to the provisions of this Article XIII, Article XII (Site Plan Review), Section 4.30 (Prohibited Uses) and, as applicable, Section 4.48 (Business Use):

- A. Single dwelling and multi-dwelling residential uses.

- B. Such institutional or business uses as are permitted by right or allowed by site plan review as listed in Table 4.1 in the Rural District.
- C. Lawful, pre-existing non-conforming use(s) of the Conservation Neighborhood Area (subject to Article VIII).
- D. Customary accessory uses incidental to any of the foregoing.

13.40 REQUIREMENTS AND LIMITATIONS

A Conservation Neighborhood must meet all of the requirements for Site Plan Review under Section 12.10 as well as the following criteria:

- A. Review by Planning Board. A Conservation Neighborhood or a change of use in a Conservation Neighborhood shall be reviewed and approved by the Planning Board pursuant to Section 12.10 prior to the issuance of a building & zoning permit.
- B. Form of Ownership. Dwelling units and other buildings may be located on one or more lots or as units in a condominium, cooperative or other form of ownership. With the exception of the dwelling units within the Conservation Neighborhood (and any lots on which individual dwelling units are located), the Conservation Neighborhood Area shall be owned by the Conservation Neighborhood Organization (or a wholly-owned subsidiary of such organization or an affiliated entity controlled by such organization) or by an association of the dwelling unit (or lot) owners.
- C. Site Design. Dwelling units may be arranged as attached, detached, or semi-detached structures, with no more than six (6) dwelling units in any one building, and shall be located in a cluster-style. For purposes of this subsection, the term “cluster-style” shall mean concentrating the dwelling units within a contiguous area of no greater than 25% of the Conservation Neighborhood Area. For purposes of this subsection (C) (and subsections (E) and (G) below), any structure containing a dwelling unit, even though physically connected to another structure by an unheated, semi-enclosed structure (such as a breezeway or similar architectural feature), shall be deemed a separate building.
- D. Unit Design. At least seventy-five percent (75%) of the dwelling units shall contain two (2) or fewer bedrooms.
- E. Dimensional Requirements. Conservation Neighborhoods approved under this Article shall comply with the following dimensional requirements:
 - (i) Lot Size. No Conservation Neighborhood shall be located on a parcel having a lot size (as defined in accordance with Article II) of less than 40 acres.
 - (ii) Access and Road Frontage. The Conservation Neighborhood Area shall be located entirely within one (1) mile of the boundary of the Lyme

Common District as established on the date of adoption of this Article and shall have uninterrupted, single-side road frontage on Route 10 of at least 300 feet.

- (iii) Setbacks. The minimum road, side and rear setbacks set forth in Section 5.10 (Table 5.1) and Section 5.13 shall apply only with respect to the perimeter property lines of the Conservation Neighborhood Area and not with respect to any interior property lines.
- (iv) Building Footprint. No single building within the Conservation Neighborhood Area shall have a building footprint in excess of 7,000 square feet, and the maximum building footprint of all new buildings within the Conservation Neighborhood, in the aggregate, shall not exceed two percent (2%) of the Conservation Neighborhood Area.
- (v) Lot Coverage. The maximum lot coverage shall be 12% of the total Conservation Neighborhood Area.
- (vi) Gross Floor Area. The average gross floor area of all dwelling units shall not exceed 1,600 square feet and at least 75% of the total number of dwelling units shall have gross floor area of 1,400 square feet or less.
- (vii) Building Height. No building shall exceed the height regulations set forth in Section 5.21, subject to waiver by the Planning Board for good cause.

Except as otherwise provided in this subsection (F), there shall be no minimum or maximum lot size, frontage, setback, lot width, lot depth, building footprint, lot coverage, gross floor area or building height requirements applicable to Conservation Neighborhoods approved under this Article.

- F. Number of Dwelling Units. The total number of dwelling units shall not exceed the lesser of: (i) one (1) unit for every three (3) acres of the Conservation Neighborhood Area located within 1,000 feet of Route 10, plus one (1) unit for every five (5) acres of all other land; or (ii) 26.
- G. Number of Buildings. The number of buildings used for dwelling units shall not exceed two and a half times (2.5x) the maximum number of lots which could be created on the Conservation Neighborhood Area in a subdivision meeting all of the requirements of the Lyme Subdivision Regulations and this ordinance, utilizing the lot size averaging provisions set forth in Section 5.11(D).
- H. Common Facilities. Each Conservation Neighborhood shall include common facilities having a total of at least 200 square feet of gross floor area for each dwelling unit. Common facilities shall be accessory to the use of the dwelling units. Common facilities shall be any structure or portion thereof available for the use of two or more dwelling units, including, but not necessarily restricted to, community kitchens, dining areas, recreational and fitness areas, playgrounds, greenhouses, barns, sheds, areas for performing arts, studios, reading and study areas, workshops and work areas.

- I. Open Space. A contiguous area of fifty percent (50%) of the Conservation Neighborhood Area shall be retained in open space, protected through the grant of a conservation easement to a governmental agency or conservation organization approved by the Planning Board. An additional area of least twenty-five percent (25%) of the Conservation Neighborhood Area shall be retained as open space, protected through the grant of a zoning easement to the Town or a conservation easement to a governmental agency or conservation organization approved by the Planning Board. The open space may be used for outdoor recreation, forestry, agricultural and horticultural uses by the owners, tenants and residents of the Conservation Neighborhood and their guests and invitees.

- J. Agricultural Soils and Wetland Buffer. New buildings, structures and other improvements within the Conservation Neighborhood Area may be located on any portion(s) of the Agricultural Soils Conservation District and on any portion(s) of the wetland buffer (as described in Section 3.27.1 (Wetlands Conservation District)), so long as such development is designed and carried out to promote the most appropriate use of the land with the least reasonably practical damage to the productive capacity of the soils or the functioning of the wetland.

- K. Private Roads. All roads and streets within the Conservation Neighborhood Area shall remain private and shall not be dedicated as public highways.

13.50 CONFLICTING PROVISIONS

In the event of a conflict between any provision in this Article XIII and any other provision in the zoning ordinance, the Town of Lyme Subdivision Regulations or the Town of Lyme Site Plan Review Regulations, the provisions in this Article XIII shall control, regardless of which provision imposes the greater restriction or higher standard.

- III. Amend Section 4.41 of the Zoning Ordinance to read as follows (deletions to the existing text are shown in strike-through format and additions to the existing text are double-underlined):

“4.41 Principal Building and Activities on Lots. There shall be only one principal building and one principal activity on a lot unless otherwise approved under the lot size averaging subdivision provision (Section 5.11 D.), the multi-dwelling and conversion provision (Section 4.46), the planned development provision (Section 4.49), or the Conservation Neighborhood provisions (Article XIII).”

Amendment #2

Current:

6.23 Illumination. Signs may be illuminated only by continuous indirect white light with the light sources so placed that they will not constitute a hazard to driving or be a nuisance to neighboring properties. No business sign shall be illuminated more than one hour after the business closes for the night.

Proposed:

6.23 Illumination. Signs may be illuminated only by continuous indirect white light with the light sources so placed that they will not constitute a hazard to driving or be a nuisance to neighboring properties. **Business signs may be illuminated one hour after the last business in the building in which the business is located closes for the night, but not later than midnight.**

Amendment #3

1) Add the following footnote to table 4.1 to allow retail sales of products resulting from accessory use in the Rural, East Lyme, Skiway and Mountain and Forest Districts:

The retail sales of products resulting from accessory use are permitted in these districts.

2) Change the definition of "ACCESSORY BUILDING, STRUCTURE OR USE" to:

ACCESSORY BUILDING, STRUCTURE OR USE. A building, structure, or use subordinate and customarily incidental to the principal building on, or principal **or permitted** use of, the same lot. This will include telecommunication facilities.

TABLE 4.1

	Lyme Center	Lyme Common	Commercial District	Rural District	East Lyme	Skiway	Mountain & Forest
AGRICULTURE							
Agriculture	Y	Y	Y	Y	Y	Y	Y
Forestry	Y	Y	Y	Y	Y	Y	Y
RESIDENTIAL							
Single Dwelling	Y	Y	Y	Y	Y	N	Y
Multi-Dwelling Conversion	SPR	SPR	SPR	SPR	N	N	N
Affordable Housing	SEE ARTICLE XI						
Lot Size Averaging	Y	Y	Y	Y	Y	N	Y
INSTITUTIONAL							
Government Use	SPR	SPR	SPR	SPR	SPR	N	SPR
Institution	SPR	SPR	SPR	SPR	SPR	N	SPR
BUSINESS							
Clinic	SPR	SPR	SPR	SPR	SPR	N	SPR
Cottage Industry	SPR	SPR	SPR	SPR	SPR	N	SPR
Day Care	SPR	SPR	SPR	SPR	SPR	N	SPR
Excavation	N	N	Y	Y	Y	Y	Y
Home Occupation	Y	Y	Y	Y	Y	N	Y
Light Manufacturing or Processing	N	N	SPR	N	N	N	N
Lodging Accommodations	SPR	SPR	SPR	SPR	N	N	N
Office Building, New	N	N	SPR	N	N	N	N
Office/Studio/Restaurant Conversion	SPR	SPR	SPR	SPR	SPR	N	SPR
Outdoor Recreation Activities	Y	Y	Y	Y	Y	Y	Y
Planned Development	N	SPR	SPR	N	N	N	N
Restaurant	N	N	Y	N	N	N	N
Retail Use	SPR	SPR	SPR	N ¹	N ¹	N ¹	N ¹
Sawmill	N	N	N	SPR	SPR	SPR	SPR
Service Use	SPR	SPR	SPR	N	N	N	N
Skiing Facilities	N	N	N	N	SPR	SPR	N

Y - Use permitted by right, provided that all other requirements of Federal, State, and Town laws, rules, ordinances, and regulations have been met. A permit is not required for agricultural, forestry, or home occupation uses.

SPR - Use permitted by Site Plan Review provided that all other requirements of Federal, State, and Town laws, rules, ordinance, and regulations have been met and approval has been granted by the Planning Board.

N - Use not permitted.

¹ The retail sales of products resulting from accessory use are permitted in these districts.