

**Proposed Amendment to Setback Reductions in the Shoreland Overlay District
LUO Section 8.6.2.5**

8.6.2.5. Criteria for Granting Special Exceptions:

The Planning Board may grant a special exception of the 50-foot setback from forested and shrub-scrub wetlands in the Shoreland Overlay District cited in section 8.6.2.4 above provided that the all of the following criteria are met:

- a. The affected parcel must be a lot of record prior to June 14, 2017 and has no alternative site for a single-family dwelling unit on the property
- b. The forested wetland must be an isolated wetland less than 4 acres in non-contiguous area and must not be a part of a larger non-forested wetland nor wetlands associated with a stream.
- c. The wetland must not be a significant vernal pool.
- d. The gradient of the bordering upland is pitched away from the wetland.
- e. There are no slopes exceeding 20% in the SO setback area.
- f. Setback reductions are not eligible for the following impaired streams: Brimstone Brook, Goff Mill Brook, Richardson Brook, Upper Thatcher Brook and Duck Brook.