

Section 819 - Sawmills

A. Sawmills may be allowed by Special Use Permit in all zoning districts except Hamlet Zones (H/MU).

B. Current Sawmills. Any sawmill existing prior to enactment of this Amendment to the Zoning Law that have been illegally erected in violation of the Zoning Law must obtain a Special Use Permit complying with the requirements herein before it's operation can continue.

C. Size and Setback Restrictions.

1. Minimum Lot Size: Seven (7) acres.
2. Setbacks: Side and rear - 150 feet each

D. Yards and Buffers.

1. For any current sawmill existing at the time of the Amendment and for any future sawmills to be established, if there then exists a residential structure within one hundred fifty feet (150') of any lot of the sawmill premises, the Planning Board shall require landscaped buffers set forth below. Landscaped buffers are required by the Planning Board in order to assure the protection of adjoining uses by providing barriers that block the glare of lights, reduce noise, serve as a protective barrier by blocking physical passage to dangerous areas, and reduce air pollution, dust and litter, and to otherwise maintain and protect the character of the Zoning District.
 - a. Type. In determining the type and extent of the buffer required, the Planning Board shall take into consideration the design of the project structure(s) and site, topographic features which may provide natural buffering, existing natural vegetation, and the relationship of the proposed project to adjoining areas.
 - b. Width. The width of the required buffer shall be determined by the Planning Board.
 - c. Vegetative Screening. A mix of ground cover and shrubby vegetation and canopy trees, of such variety compatible with the local climate, may be required so that a dense screen not less than six (6) feet in height will be formed within three (3) years of planting.
 - d. Berms, Walls and Fences. Berms and landscaped walls or fences compatible with the principal building design, may be incorporated in the required buffer. Front yard buffers may be required in the same manner to a height of not less than four (4) feet; however, all clear sight triangles shall be maintained. Intersections and driveways stay consistent with Town Regulations.

- e. Adjoining Uses. In any case, special considerations shall be given to existing residential uses. In cases where the adjoining use is a commercial use, the buffer may be reduced if the Planning Board determines that the proposed use and adjoining use(s) are not incompatible.
 - f. Storage of equipment, supplies, products, timber and other materials shall be within the buffered area.
2. The buffer requirement referred to in this section shall not apply with respect to any future residential structures that come in to existence after a sawmill obtains a Special Use Permit.
- E. The restrictions referred to in this section do not apply to:
- 1. A portable sawmill that has obtained an operating permit from the Zoning Officer. Said permit shall only allow the operation of said portable sawmill on a particular premise for one (1) continuous specified period for no more than sixty (60) days in each twelve (12) month period. There shall be no cost for such operating permit.
 - 2. Facilities that are only for value-added wood processing. See Definitions.