

ARTICLE XIV. - HISTORIC AND ARCHAEOLOGICAL RESOURCES

Sec. 60-1094. - Purpose.

The provisions set forth in this article are intended to protect the public health and safety, promote the general welfare of the community and conserve the environment by assuring that all projects requiring planning board review are designed and developed in a manner which ensures that adequate provisions are made for protection of historic and archaeological resources; minimizing the adverse impacts on adjacent properties; and fitting the project harmoniously into the fabric of the community.

(Ord. of 9-21-2009, § 5.8A)

Sec. 60-1095. - Submission requirements.

The location of historic and/or archaeological resources, must be indicated on the plans if the area is located within identified historic or archaeological areas shown on the Maine Historic Preservation Commission Maps in the Community Development Office.

(Ord. of 9-21-2009, § 5.8B)

Sec. 60-1096. - Standards of approval.

The plan for the development will reflect the natural capabilities of the site to support development. Building lots and support facilities will be clustered in those portions of the site that have the most suitable conditions for development. The development shall include appropriate measures for protecting these resources including, but not limited to, modification of the proposed design of the site, time of construction, and limiting the extent of excavation.

(Ord. of 9-21-2009, § 5.81C)

Sec. 60-1097. – Adaptive Re-Use of Structures with Community Significance.

A. Purpose- the purpose of this Ordinance is to encourage the preservation and re-use of institutional or historical structures that by their past use and importance to the community are worthy of special considerations and preservation.

B. Definitions-

Adaptive Re-use- Structures or buildings that meet the definition of a Historic or Significant to the Community Structure shall require approval by the Auburn Planning as a Special Exception and Site Plan Review.

Historic Structure- Any building that is over 50 years old.

Structures of Community Significance - A building that by virtue of its use in the community has created a value deserving of preservation and continued use.

C. Procedure-

- 1. Structures meeting the definition of a Historic or Significant to the Community nature are eligible to be considered under these provisions.**
- 2. The Auburn Planning Board shall have the authority to consider applications to allow the adaptive re-use of a qualifying building.**
- 3. Applications for Adaptive Re-use to the Planning Board shall follow all the provisions of Special Exception (Sec. 60-1276-1313) and Site Plan Review (Sec. 60-1335-37)**

D. Adaptive Re-Use Considerations-

1. Underlying Zoning-
2. New Construction- New construction on the property under consideration shall not exceed 25% of the existing structure.
3. Parking- The Planning Board may consider
4. Allowable Uses-
5. Market Study- The Applicant must demonstrate a need for the proposal.

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