

**City of Augusta, Maine**  
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT  
CODE ENFORCEMENT  
ECONOMIC DEVELOPMENT



ENGINEERING  
FACILITIES & SYSTEMS  
PLANNING

Memo

To: Planning Board

From: Matt Nazar, Director of Development Services

Date: June 19, 2015

Re: Historic District Ordinance proposal

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Enclosed is a copy of the proposed Historic District Ordinance. The only modification of any significance that remains is clerical, and that is to recodify it to fit properly into Chapter 3 of the Land Use Ordinance as an overlay zone, similar to Shoreland Zoning. That recodification will have no effect on the substance of the ordinance, just on the numbering of the paragraphs.

I have had one comment since the last time the Board looked at the ordinance and that was a concern about how solar panels might be treated. I recommend that the Board look at this issue and perhaps make a specific recommendation on it to the City Council as part of the large recommendation.

As discussed at the workshop, this is an overlay zoning ordinance that will create a new process in the city that could deny an application to tear down a building, will require landowners to get a permit (in addition to a building permit) for work on the exterior of their buildings that is visible from the street, and therefore will add time and possibly some cost to projects in the district. However, it will also add a layer of certainty for landowners regarding the quality and appearance of construction in the district, and over time will increase property values within the district.

I'm happy to discuss the ordinance further at the hearing.