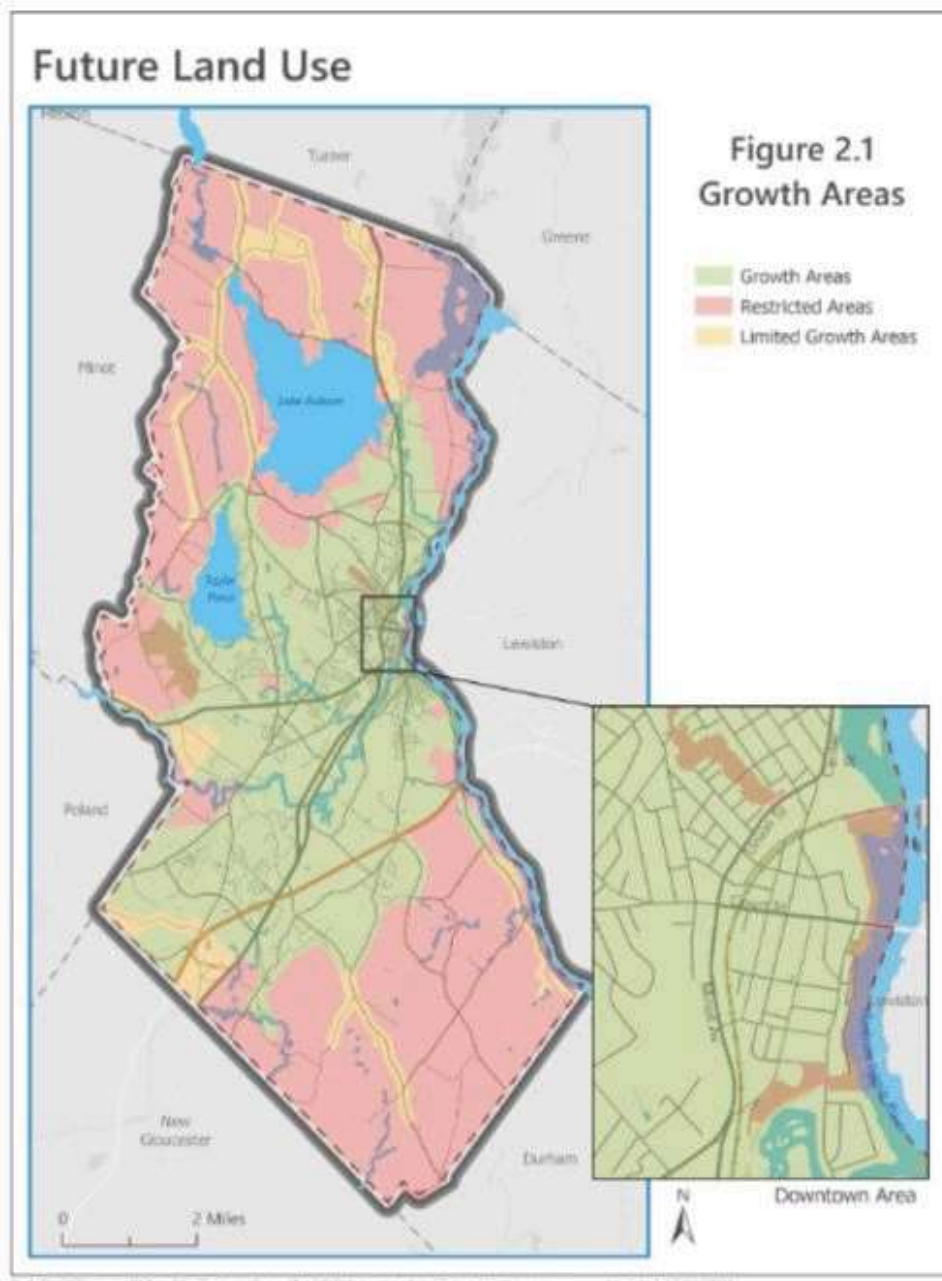


# 2024 Comprehensive Plan Progress Report

What has been completed in planning and where to go next

**Auburn Planning and Permitting Department**

**April 4, 2024**



## Lake Auburn

### Goals

- Update Lake Auburn Overlay District requirements, manage pollution from new development
- Establish phosphorous control ordinance
- Protect and monitor water quality



- Redesign septic standards, Designate "Responsible Management Entity" for septic systems,
- Increase erosion control
- Maintain AG and Rural zoning in the watershed
- Require septic inspection upon property transfer



## Progress on Goals

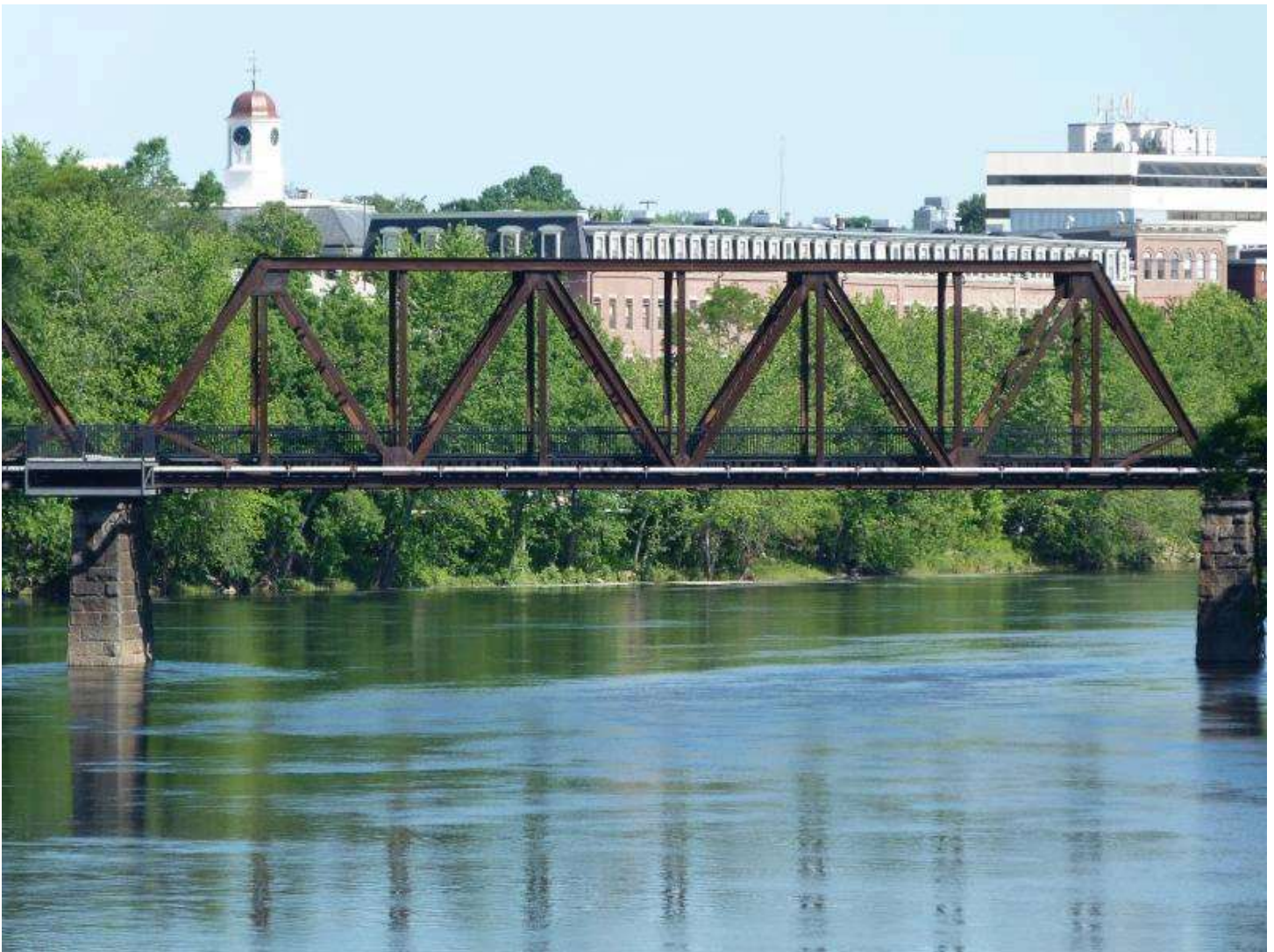
- Developing inspection and funding program to replace and test existing systems.
- Increased the lot size in the RR district in the Lake Auburn Watershed Overlay District from 1 acre with 250 FT of road Frontage to 3 acres with 325 FT of road frontage
- Prohibited any new house in the AGRP zone in the LA Watershed.
- Lake Auburn Stakeholder's group established to identify further regulations and oversight for erosion-causing activities in the watershed.
- Adopted updated SSWW system design in to the ordinance mandatory for new and replacement systems in the Lake Auburn Watershed
- Updated septic design ordinance adopted 11/23. The change specifies appropriate soil type and septic design as well as placement
- Lake Auburn Study completed
- Redesign of Route 4 brought improvements
- Phosphorous Ordinance requires phosphorous plan be implemented for any new structure of at least 200 SQ FT (professionally engineered at at least 600 SQ FT) for the addition of 1500 SQ FT impervious surfaces, and for tree cutting, earth moving, and brush cutting
- Reduced building possibility in the Lake Auburn Watershed, require phosphorous control plan and LID Standards

## What's left to do

- Establish land and water conservation fund
  - Monetary assistance for septic system replacement
  - Control invasive species
  - Continue land purchase/ conservation
  - Promote watershed management in surrounding towns
  - Monitor statewide trends in watershed protection
  - Continue Capital Improvements
  - Establish and owner/ resident management program
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**Water, Waterways, Floodplains, Stormwater,  
and Shoreland Zoning:**





## Goals met

- Support land conservation along rivers and establish a land/trail management program for the Androscoggin River.
- Update stormwater management requirements including Phosphorous Control.
- Prohibit filling in mapped floodways



## Progress & Achievement

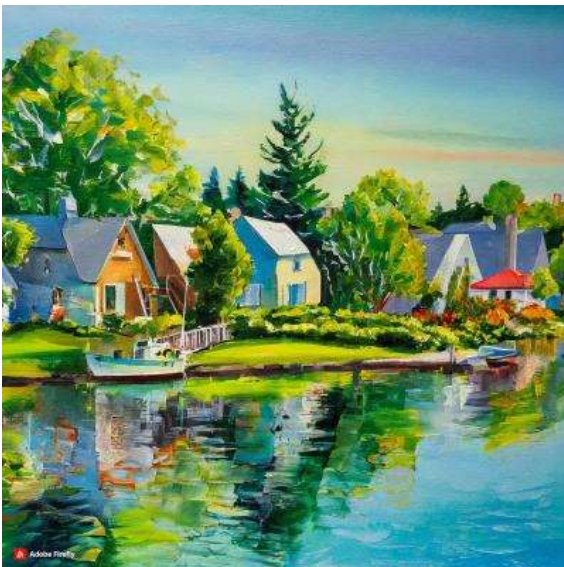
- Phosphorous control plans are mandatory in the Lake Auburn and Taylor Pond watershed
- MS4 Permit ongoing
- Ongoing- Flood Hazard Development Permit needed for structures in the

floodplain

- Improving and creating trail network along the Androscoggin and Little Androscoggin Rivers are ongoing.

## More to do

- Maintain/update floodplain management requirements
- Include significant streams in Shoreland Overlay District/Stream Protection District
- Little Androscoggin River include undeveloped floodplains in RP District
- Review and update floodplain maps
- Maintain limits on mining around Townsend Brook
- Protect/improve water quality,
- Conform to Phase II stormwater federal requirements,
- Improve and restore fish populations in rivers,
- Develop stormwater management plans for impaired waterbodies



## Taylor Pond

- Establish a property owner information program
- Control invasive species
- Adopt LID standards for changes to existing development and new development



## Historic and Archeological



### Work to be done:

- provide information on historic properties and programs to real estate agents
- Provide information to owners of historic properties
- Update historic resource standards and submission requirements
- Incorporate Historic Resources List and Map into Zoning Ordinance
- Identify, survey, and map additional significant historic resources,
- Create site design standards for non-historic buildings in or adjacent to the historic district
- Adopt renovation code and revise fire code
- Adopt a renovation code as part of the building code (see CH1-H.2.1.b)
- Update archeological resource standards and submission requirements
- Develop Archeological Resource List
- Identify, survey, and map additional significant historic resources,



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## Housing and Community Development

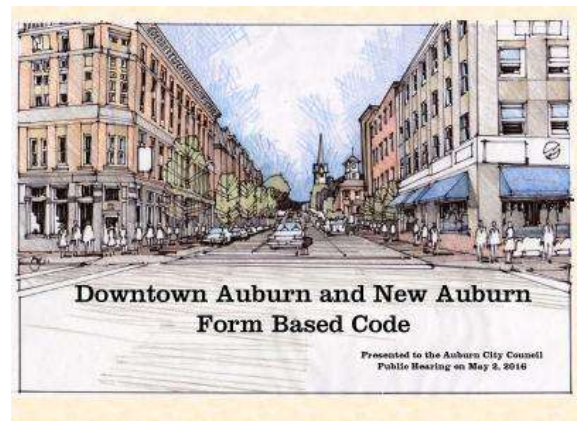
### Goals Accomplished

- develop program to allow transition of urban single family neighborhoods
- Support development of neighborhood plans and their adoption as part of the Comprehensive Plan
- Promote downtown Auburn and New Auburn as business locations
- Establish a housing advocacy committee
- Revise requirements to allow development of a wide-range of housing outside of the built-up area
- Revise the zoning ordinance and districts in accordance with the Future Land Use Plan
- Provide for the creative reuse of land/buildings in commercial/industrial centers
- Require applicants to document sufficient water supply
- Limit the need for new roads
- Use TIFs and financial incentives to attract investments
- Continue to provide a range of housing opportunities
- Form-based code implemented in much of the city following the Future Land Use Plan including outside of the built areas.



### Strategies Implemented

- Adaptive reuse of structures of community significance ordinance adopted for all zoning districts
- Auburn Water and Sewer District includes memo detailing new





- development's capacity for service during development review
- Ongoing reviewing and updating the land use ordinance in accordance with comprehensive plan.
  - Housing and homelessness committee established
  - Implementing Form-Based Code (T-5.1, T-4.2, T-4.2B) in much of the city core
  - Revised ordinance to allow all housing sizes permissible by building code
  - Established LD-2003 Ad Hoc Committee to update zoning ordinance in these neighborhoods to allow for more units in accordance with state law.
  - Accessory dwelling units allowed wherever two-family homes are allowed and single family home exists.
  - Remove parking requirements for residences in Form-Based Code and all business locations
  - City has used TIF Districts for several developments including Mt Auburn Ave Apartments. Ongoing strategy.
  - The Comprehensive Plan encourages new development in proximity to the city core, and encourages any new road to be privately maintained to reduce cost.

### More to do:

- Revise provisions for mobile home parks
  - Adopt multifamily property maintenance code
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## Habitat

### Goals

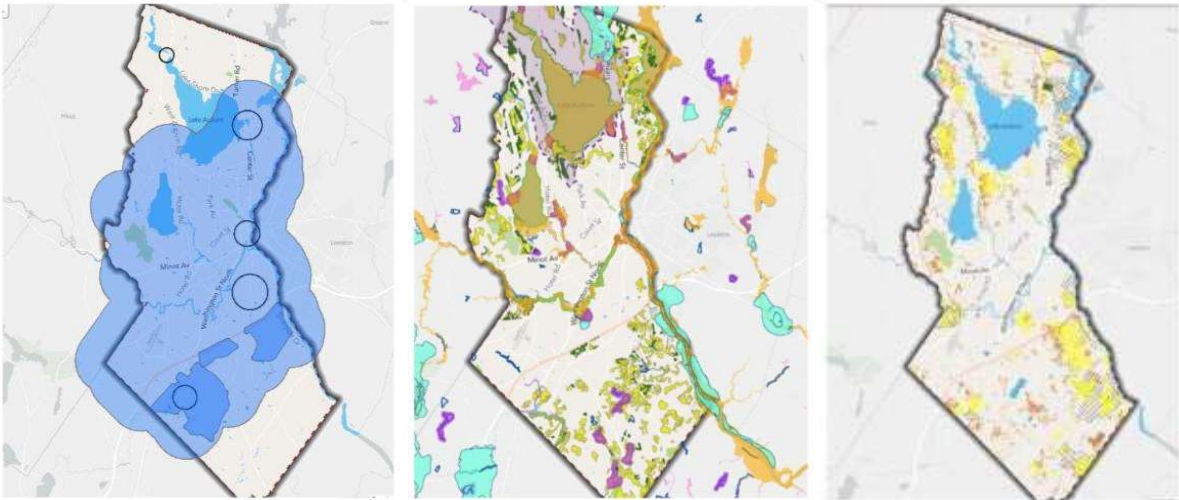
- Require documentation of forestry practices
- Identify and protect unfragmented habitats
- Protect identified deer wintering areas

### Strategies to Achieve Goals

- Integrity of the AGRP zone maintained
- Sustainability and Natural Resources Working Group
- State forestry regulations require documentation

### More to do:

- Establish voluntary protection/ advisory program
- Establish a community education program
- Create a wildlife corridor improvement plan
- Create incentives for the use of cluster/conservation development



## Land Use

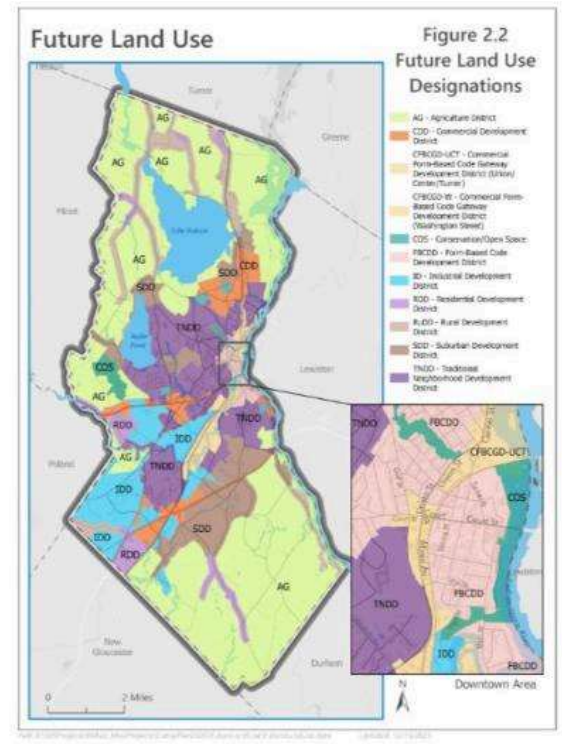
### Goals

- Revise the zoning ordinance and districts in accordance with the Future Land Use Plan
- Provide for the creative reuse of land/buildings in commercial/industrial centers
- Use Ag/Rural designation to reserve areas for future commercial/industrial development
- Maintain the Great Falls District

- Review recreation and open standards for residential developments
- Support participation in current use assessment programs

### What's next?

- Coordinate efforts to provide network of publicly accessible open space



## Utilities

### Goals

- Continue to work to provide public water on a regional basis,
- Continue to work to treat sewage on a regional basis

### Achievements

- Study has been completed on cost and feasibility of extending water services down in South Auburn, particularly down Vickery Road and on Riverside Drive. Density increases in this area should support this.