

PROPOSED ARTICLE FOR TOWN MEETING WARRANT

ARTICLE ____

Shall the Town of Acton Zoning Ordinance be amended as follows?

To add the following language after the first paragraph of Section 1.4.11.3 Reconstruction or Replacement:

An “Historical Structure” as defined in Section 3.2 of this ordinance, which is not located in the Shoreland Zone, shall be exempt from the setback requirements of the preceding paragraph provided that:

1. The use of the structure after reconstruction and replacement is the same as the use of the structure prior to reconstruction or replacement.
2. The architecture and general appearance of the structure are not altered.
3. The dimensions of the structure are not increased.
4. The structure is reconstructed or replaced in its original location.

In the event that a reconstructed or replacement structure has not previously been designated an Historical Structure under the ordinance the Planning Board shall apply the criteria set forth in the definition of “Historical Structure” in Section 3.2 to determine whether the reconstructed or replacement structure qualifies for the exemption from setback requirements provided herein.

To add the following definition to Section 3.2:

Historical Structure-A structure which has been designated as an historical structure or landmark by a governmental agency such as the Maine Historic Preservation Commission or other comparable state or federal entity or which appears in the National Register of Historical Places or has been designated an historical structure by a majority vote of the Town Meeting or by a majority vote of the Planning Board in a proceeding under Section 1.4.11.3 of this Ordinance based upon a determination that the structure meets **any one** of the following criteria:

- a) it is a significant example of the cultural, historic, architectural or related aspect of the heritage of the Town of Acton, State of Maine, New England region or the United States; **or**
- b) it is the site of a significant historic event or activity; **or**
- c) it is identified with a person or persons who significantly contributed to the cultural, historic, architectural or related aspect of the development of the Town of Acton, State of Maine, New England region or the United States; **or**
- d) it exemplifies a significant architectural type, style or design; **or**
- e) it is identified as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Town of Acton, State of Maine, New England region or the United States; **or**
- f) it represents a significant cultural, historic, architectural or related theme.