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Date: January 25, 2007

Memo to: Abutting Property Owners

Memo from: Jason Simcock, Planning & Development Director

RE: Public Hearing for Proposed Zoning Change

Gardiner's Planning Board will hold a Public Hearing at 6 PM on February 8th, 2007 at City Hall to discuss the proposed new "Cobbossee Corridor" Zoning District. The proposed zone will cover the area defined in the attached map. A list of parcels by map and lot number have also been included for your information. The land encompasses certain parcels from the intersection of Bridge and Summer Street to the intersection of Andrews and Route 126. The City is notifying you, as a property owner within the proposed district area or as an abutter to the proposed district area.

Currently, parcels within this area are zoned mostly in the Commercial Business district, but some parcels are also located High Density Residential and Resource Protection zoning districts. The City is making the proposed change to implement goals stated within the Cobbossee Corridor Master Plan. This plan can be found on the City's website (http://www.gardinermaine.com/Public_Documents/GardinerME_EcDev/CobbosseeCorridor). The proposed district is intended to combine commercial, mixed-use, and residential use with open space uses. The proposed shift to mixed-use redevelopment, is planned to be complimented by a network of open space and trails, that will enhance the quality of the Cobbossee Stream area and downtown.

A more detailed discussion will take place at the Planning Board's Public Hearing on the 8th. If you have any questions, please feel free to contact me at 582-6888, or bring your comments and questions to the hearing on the 8th.