



CITY OF GARDINER

PLANNING BOARD

Minutes

Tuesday, July 7, 2009 @ 6:00 PM

Regular Meeting

City Hall Council Chambers

1.) Call the Meeting to Order

Meeting called to order @ 6:09pm

2.) Roll Call

In attendance: Chair, Pat Hart, James Montell, Judy Dorsey, Ronald Condon, Deb Willis, Dave Cichowski. Guests Bill Najpauer and Sarah Flaks of Renaissance Planning Associates.

Absent: Ed Lawrence and Pam Mitchell

3.) Public Meeting – Review of Proposed Land Use Ordinance Revisions and Zoning Map Amendments

Rusty Greenleaf was present to represent Oak Grove Cemetery Association. He is proposing having a crematorium at the cemetery which would require a change to the current zoning ordinance. The last three words need to be removed. Judy Dorsey argued that really they would only need to add a definition of the word crematorium. Rusty said they would use the state definition. He said the problem is they are running out of space at Oak Grove. Crematoriums are becoming increasingly popular. About 60% of people are requesting to be cremated. Oak Grove meets State Statute as far as size qualifications. The Crematorium cannot be owned by the Cemetery Association; it must be located in a nonprofit cemetery with 20 or more acres and have had at least 5 burials in the last two years. It cannot be owned by a funeral home, but rather a non profit holding company. Chair Hart reviewed with Rusty the fact that it would require a public hearing and then three readings before it would go into effect. It was then discussed when the City Council is meeting again. In an attempt to expedite things Chair Hart suggested to Rusty that he get either a Councilor or the Mayor to sponsor the proposal and have it brought before the Council that way.

4.) Land Use Ordinance and Zoning Map Proposed Amendments

The Gardiner Planning Board will review Land Use Ordinance revisions and Zoning Map amendments proposed by the Ordinance Review Committee.

A motion to recommend to Council that Map 007 Lot 003 be changed to Planned Development, Map 027 Lots 018 & 018A be changed to Planned Development and Map 037 Lots 005 006 014 018 & 019 revert back to Central Business, was made by Judy Dorsey, Second by: Ronald Condon, Vote: 4 in favor, James Montell abstained.

Chair Hart asked for an amendment to the motion to include lots 35 & 36 of Map 007 to be changed to Planned Development. The motion was made by: Deb Willis, Second by: Ronald Condon for the purpose of discussion. Vote: 2 in favor, 2 opposed and James Montell abstained. Motion does not pass.

A motion was made by Deb Willis to change Map 011 Lots 026 & 026A to Planned Development, Second by: Ronald Condon, Vote: 4 opposed, none in favor, James Montell abstained. Motion does not pass.

A motion was made by Judy Dorsey to accept the draft of the Gardiner Planning Board Procedures, Second by: Deb Willis, Vote: Unanimous

OTHER

5.) ADJOURN

Motion to adjourn made by: Deb Willis, Second by: Judy Dorsey, Vote: Unanimous