



6 Church Street, Gardiner, ME 04345
Phone (207) 582-4200

Debby Willis, Chairperson
Angelia Christopher, Administrative Assistant

ORDINANCE REVIEW COMMITTEE

Meeting Minutes

Monday March 20, 2023

Gardiner City Council Room

1.) Call the meeting to order- Chair Willis called the meeting to order at 5pm

2.) Roll Call- Rusty Greenleaf, Clare Marron, Pat Hart, Debby Willis, Kris McNeill, Melissa Lindley, Joel Greenwood, Angelia Christopher. Lisa St. Hilaire was unable to attend.

3.) Review of February 13, 2023 meeting notes- Chair Willis asked if there were any corrections or changes. Clare Marron makes a motion to accept the minutes as presented. Rusty Greenleaf seconded. No further discussion. Debby Willis abstained as she was not present for that meeting. All other members present in favor

4.) Electronic Reader Boards - Joel presented changes to the sign chart, that show that the signs can be used only if the sign is at least 250ft from a residential dwelling. There was a lot of discussion about how information on the sign will show/change. Kris feels that the sign should change at least every five minutes or more frequently. The overall goal is for people to be able to receive the messages on the board, and not be distracted by the changes on the sign. The current ordinance states that messages cannot change for 24 hours. The Committee decided on 20 minutes between changes on the board. There will not be any scrolling or animations and the screen cannot flash. The sign must have the brightness dimmed an hour before sunset. Joel will make these changes and this will come back to ORC at a later date.

5.) Non-conforming Cannabis business-The Committee reviewed the material that Joel drafted for non-conforming cannabis businesses. If a cannabis establishment was discontinued for more than six months, the applicant will need to start the process over as a new submission and need to meet all current ordinance requirements. There have been changes to the LUO in regards to Cannabis with distances between establishments having increased. If a business is trying to assume a previously established cannabis business, it would need to be done within six months of the previous business closure. Applicant coming in after 6 months would need to go thru the Planning Board process for approval.

The change would take place in the City Code-Cannabis Licensing specifying the 6 month rule, and also into the licensing renewal section. Joel will bring back changes for the next meeting.

6.) Barking Dogs-The Committee is pleased with what Joel has submitted, but this will need to go Gardiner's animal control officer, Robert Pekins, for his review. This information will be reviewed by Officer Pekins, and return at a later date.

7.) Demo Delay-This was brought to the Committee to have something in place that would protect properties that eligible to be added to the National Historic Register. Right now, there is nothing in place that would stop an eligible building from being torn down. Having a demo delay ordinance in place would set a timeline of 30 days before the building can be torn down. This would allow for time to review other options to protect a possible historically significant property. Joel will work on this and bring back to the next ORC meeting.

8.) Electronic Fences- This was brought to the Committee because there needs to be guidelines specifically for electric fences, specifically setbacks. The committee reviewed Joel's submission, and agreed that the definition is good. They agreed that the setback should be 10' from the property line. The Committee would like to restrict these types of fences from City districts HDR, TD, and PR. Joel will work on this, and bring it back to the next meeting.

9) Battery Storage Facilities-The Committee reviewed the work that Joel did, and feel that it should be simplified some. They decided that they will do away with the tiers. They feel that there needs to be standards for a Fire safety plan. The committee focused on minimum lot size, where in the City these structures would be allowed, and setbacks. They decided that $\frac{3}{4}$ of an acre would be the min lot size, and will be allowed in Rural and PIC only. The will need to be fenced in, and follow the screening and setback requirements for the district. Joel will revise this and bring back to the next ORC meeting.

10.) Other: Due to the Patriots day holiday, the committee rescheduled the next meeting to April 10, 2023.

11.) Adjourn: Rusty Greenleaf moved to adjourn at 6:47pm. Kris McNeill seconded the motion. No further discussion. All members in favor