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Debby Willis, Chairperson
Angelia Christopher, Administrative Assistant

ORDINANCE REVIEW COMMITTEE AGENDA

Monday February 28 @ 5:00 PM

City Council Chambers

Ordinance Review Committee is now conducting in-person meetings and the public is welcomed to attend. During the meeting the committee will accept phone calls at 207-588-4063/enter access code – 2222

1.) Call the meeting to order-Chair Willis was unable to attend this meeting- Clare Marron acted as chair for this meeting and called the meeting to order at 5pm.

2.) Roll Call-Clare Marron, Rusty Greenleaf, Pat Hart, Mark Eyerman, Alisha Ballard, Kris McNeill, Angelia Christopher. Chair Debby Willis was unable to attend this meeting.

3.) Review of December 20, 2021 meeting notes-Acting Chair Marron asks if there are any changes or corrections. No. Rusty Greenleaf makes a motion to accept the minutes as presented. Pat Hart seconds the motion. All members present agree to approve

4.) Cemetery rules- Alisha Ballard- City of Gardiner City Clerk has reviewed the changes to the cemetery rules. She states that everything that City Planner Mark Eyerman did looks good, with the exception of one request to change 24 hours' notice, to 24 business hours to allow for days that City Hall is not open. Acting Chair Marron asks if the committee is comfortable with the changes and if so is this ready to go to City Council with recommendation of approval. Rusty Greenleaf makes a motion to send these amendments, with the small change to business hours, to City council. Kris McNeill seconds the motion. All members present in favor.

5.) Signs in the PIC district – This amendment came back from PB. The Board wanted to see what the changes would be in the use chart. Mark will send along these changes that will need to go back to the Planning Board for review and have a Public Notice filed. Rusty Greenleaf makes a motion to send this back to the Planning Board. Pat Hart seconds the motion. All members present in favor.

6.) – Look into creating separate uses for Hazardous and Non-Hazardous Marijuana Manufacturing in the LUO- Kris McNeill would like to see 2 different types of marijuana products manufacturing in the Use chart. There have been a couple of businesses that have been waiting to pursue manufacturing licenses, but do not use any hazardous materials or chemicals during their processing. City Planner Mark Eyerman has set it up that non-hazardous manufacturing would only be allowed in conjunction with a cultivation. If the committee is in agreement with this change, this would

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go to the Planning board for public hearing and recommendation for approval. Pat Hart asks if this type of manufacturing would have strong odors. Kris states this use would probably have a less intense scent. Tom Milton, a representative for Flying fish, explains that they use a non-hazardous extraction by using a chemical free heat/freeze process. This will allow them to use all of the plant. Rusty Greenleaf makes a motion to send this to the April planning board for a public hearing and recommendation for approval. Pat Hart seconds the motion. All members present in favor.

7.) -Consider combining “medical marijuana registered caregiver retail store” and “medical marijuana registered dispensary” into one medical marijuana retail use in the use chart. The City has received a couple of applications to change cultivation uses to Dispensary. Dispensary has been set up in the Use Chart as a ‘use’ when it is defined as an entity. Kris McNeill wants the word dispensary removed from the use chart. He feels leaving dispensary in the Use chart makes it confusing. Mark Eyerman has submitted to the board a definition that states Dispensary will be an establishment license. Kris McNeill moves that the board strike ‘dispensary’ from the use chart, strike the word caregiver from the definition of tier one, and send to the Planning Board with those changes with a recommendation for approval. Pat Hart second seconds the motion. All members present, in favor.

8.) Multifamily housing- There are four areas that the committee might want to look at.

1. Eliminate the need for duplicative review of multifamily housing as long as it is subject to review under the site plan review provisions.
2. Review multifamily developments with more than one building conform to the cluster or open space development standards.
3. Update the performance standards for new Multi-Family dwellings
4. Create a density bonus for affordable multifamily housing

Mark Eyerman states that under State Subdivision law a municipality can choose to review under site plan review provisions. If the city wants to remove the duplicate review and change it to read that it would be reviewed under site plan review. Mark Eyerman feels that doing away with duplicate review is something that should happen right off.

There are lots of questions about how to handle Multifamily, and it might be best to set up a workshop, and have the board review everything. The board agrees that right now the only area that should be changed is eliminating the duplicative review. Pat Hart moves that we send the updated # 1 to amend the duplicative review of subdivision provisions to the Planning Board for review. Rusty Greenleaf seconded this motion. All members present in favor. Mark Eyerman states that he will work on the language for this. Pat Hart makes a motion that City Planner Mark Eyerman work on the language to send this to the Planning Board. Rusty Greenleaf seconds. All members present in favor.

9.) Other: No other topics at this time.

10.) Adjourn: Clare Marron made a motion to adjourn at 6:36pm. Pat Hart seconded. All members present in favor.