



CITY OF GARDINER

6 Church Street, Gardiner, Maine 04345

www.gardinermaine.com

ORDINANCE REVIEW COMMITTEE

Monday December 11, 2017 @ 3:00 PM

Meeting Notes

Members Present:

Chair Debby Willis Joel Alexander Les Young
Louis Sigel
Patricia Hart, City Councilor
CEO/Assistant Planner, Barbara Skelton

Members Absent:

John Burgess Clare Marron

Also Present:

Dorothy Morang, Staff to Ordinance Review Committee
Mark Eyerman, Planner

1.) Welcome

Chair Willis opened the meeting and welcomed everyone.

2.) Roll Call

3.) Consideration of meeting notes of November 27, 2017

Page 3 under Other – after Patrick Wright, add “sign changes” and strike “tentative topics” as none were listed.

Les Young moved to accept the minutes. Louis Sigel seconded the motion.

Vote: 6 in favor. 0 opposed. Motion passed.

Old Business

- 4.) Review & vote on updates for Accessory Dwellings; Standards for HDR, PR & R Zoning Districts; Site Plan, Minor changes, Section 6.4.5 and any other revisions from recent meetings.

Members discussed the proposed language for Amendments to Revisions to Approved Plans. They wanted to be careful at the Planning Board level to make it a finding rather than a condition of approval.

Joel Alexander moved to send the proposed Ordinance change to the Planning Board concerning Amendments to Approved Plans. Louis seconded the motion.

Vote: 6 in favor. 0 opposed. Motion passed.

Mark went over the additional materials & edits that he has incorporated into the draft omnibus – the new info is in blue.

Residential Uses – members discussed Accessory Dwelling Units (ADU) – they are included in areas where single family homes are allowed. Mark also added the use to Planned Highway District and the Downtown Fringe Zones with a note “C³” which details the exception.

After discussion, Accessory Business Uses will be added to the Professional Residential Zone.

Mark added Note 11 concerning ABU in the Professional Residential and High Density Residential Districts. He also struck out 7,500 SF under the Minimum SF Lot w/Sewer in the Central Business Zone. It was previously changed to None, but the SF was left in.

Performance Standards

Mark went over changes he made to Section 7.8.4 – he eliminated the provisions relating to heights & added that new construction or restructuring be compatible with the buildings in the surrounding neighborhood and removed the standard relating to materials.

Section 7.8.12.5 Cobbossee Planned Development District - Mark added language under maximum road setbacks allowing the Planning Board to waive this requirement for unique situations.

Section 7.8.13 – Professional Residential District – Mark added location of parking & setbacks.

Section 8 General Performance Standards

8.10.2.1 Mark added “or an accessory business” use to home occupation applicability if the use is “allowed in the zoning district”. He also made a number of other changes to Section 10.2.2 and merged these and used the term Nonresidential Activity rather than Home Occupation where appropriate. In Section 8.10.2.2.5 he used existing language for the number of people involved, but provided other options for how these properties could be used.

Pat Hart noted that on back to back streets, some buildings back other residential buildings and she has concerns about parking in the back next to a residential house.

On page 99, Mark added language for (8.10.28) Accessory Dwelling Units (ADUs). It included a couple of provisions to distinguish ADUs from 2-family homes in the High Density Residential District.

Page 102 - Mark included definitions for Accessory Dwelling Unit (ADU) & Accessory Business Use (ABU). He will rewrite the ABU definition.

Other

Upcoming meeting dates with tentative topics:

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| December 18 th : | Complete Rural uses & edits & and Mark will have an introduction to subdivision regulations and amendments |
| January 8, 2018: | Look at Historic & natural resources & Guidelines relative to dams |
| January 22, 2018 | Wrap up Ordinance changes/updates |
| February 12, 2018: | If not heard back by February on signs in the CB/Hist District, invite the Historic Preservation Commission members, Gardiner Main St & the City Attorney to the meeting. |

7.) Adjourn

Joel Alexander moved to adjourn the meeting. Pat Hart seconded the motion.
Vote: 6 in favor. 0 opposed. Meeting adjourned at 4:31 pm.