



CITY OF GARDINER

6 Church Street, Gardiner, Maine 04345

www.gardinermaine.com

ORDINANCE REVIEW COMMITTEE

Monday March 27, 2017 @ 3:00 PM

Meeting Notes

Members Present: Chair Debby Willis Joel Alexander John Burgess
Clare Marron Louis Sigel Patricia Hart, City Councilor
CEO/Assistant Planner, Barbara Skelton

Members Absent: Les Young

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 March 13, 2017.**
Louis Sigel moved to accept the minutes. Joel Alexander seconded the motion.
Vote: 5 in favor. 0 opposed. 1 abstained (Chair Willis was not at the meeting. Motion Passed.

Old Business

4.) **Continued review of amendments to the sign provisions**

Mark went over the proposed standards for signs in the **Professional/Residential (PR) Zoning District**. Members talked about electronic message boards and internally vs externally lit signs. Clare noted that although there are no commercial buildings behind the telephone company building right now, if the one that is falling down comes down or other building owners put a business in, they might want a sign that is lit.

3:13 Pat Hart arrived.

Members reviewed the criteria for the various types of signs and discussed whether or not they should be lit and the type – externally/internally. Changes made:

Building Signs – Nonresidential Lots:

Window signs changed to NO

Iconic signs changed to NO

Freestanding Signs – Residential Lots:

1 per vehicle entrance changed to 1 per street frontage with a primary vehicle entrance

High Density Residential (HDR)

Mark went over the total maximum sign area per lot used for nonresidential purposes and for residential purposes. He also talked about project signs and other types of signs within nonresidential subdivisions or developments as well as residential subdivisions or developments.

It was noted that currently, home occupations cannot have a lit sign. Some members noted that often house signs which contain the family name & street number are lit. CEO Skelton said that those are exempt under Land Use Ordinance Section 10.24.2.22. Mark said that the Reed Decision treats them equally within a zone.

There was a lot of discussion about various signs, especially marquee signs. Also members discussed the signs requested by the owner of a B&B on Lincoln Av. Currently there is a proposal for an arbor over the walkway entrance to the building with a hanging sign on it. They discussed the minimum height that would be required – Mark has proposed 6 feet. It was noted that in the Downtown, 8 feet clearance is required so that no one runs into it.

Changes made to the HDR proposal:

Building Signs – Nonresidential Lots

Marquee Signs changed from No to YES

Building Signs – Residential Lots

Wall Signs or Projecting Signs changed from 1 per dwelling unit to 1 per lot

Freestanding Signs – Nonresidential Lots

Ground-Mounted or Hanging Signs changed from a maximum height of 8' to 6'

Pole Signs – Maximum number changed from 4 per street frontage with a primary vehicular entrance to 2.

Central Business (CB) Zoning District

Mark noted that portions of this district includes properties designated as being in the Historic District. This is an “overlay” district to the underlying district.

Members discussed wall signs & projecting signs on the first floor – it was noted that several buildings have entrances on 3 sides as they border on 3 streets. It was recommended to be changed to 1 per public building entrance.

Homework:

Mark asked that members go Downtown and look at the buildings in this district before the next meeting.

He also would like members to review the proposed standards for the remaining districts:

Downtown Fringe (DF); Cobbossee Corridor (CC); Rural (R); Educational Community Recreational (ECR); Resource Protection (RP); and Shoreland (SL).

Upcoming Meetings:

April meetings:

Monday, April 10, 2017 @ 3:00 pm w/Mark Eyerman

Monday, April 24, 2017 @ 3:00 pm w/CEO Skelton

5.) Adjourn

Meeting adjourned at 4:34 pm