



CITY OF GARDINER

6 Church Street, Gardiner, Maine 04345

www.gardinermaine.com

ORDINANCE REVIEW COMMITTEE

Monday March 13, 2017 @ 3:00 PM

Meeting Notes

Members Present:

Acting Chair, Joel Alexander John Burgess
Les Young Clare Marron Louis Sigel
Patricia Hart, City Councilor
CEO/Assistant Planner, Barbara Skelton

Members Absent:

Chair Debby Willis

Also Present:

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

1.) Welcome

Acting Chair Alexander opened the meeting and welcomed everyone.

2.) Roll Call

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

John Burgess moved to accept the minutes. Louis Sigel seconded the motion.

Vote: 6 in favor. 0 opposed. 1 abstained (Les Young was not at the meeting. Motion passed.

Old Business

4.) Continued review of amendments to the sign provisions

Planned Development (PD) Zoning District

Mark continued the sign review. He noted that it is a sporadically developed area running along both sides of Brunswick Av from the Market St property to Ainslie's Market - containing a mix of residential, commercial and wetlands. There is also a lot on the west side of I-95 and another section on the west side of Rte 126 – just before the West Gardiner Town line.

Mark noted that on the chart he prepared for the PD Zone, it does not include readerboards. He asked CEO Skelton what purposes the Ordinance allows readerboards. She said gas stations, churches, schools, movie theaters & banks.

At the last meeting, members were polled on allowing readerboards and most were in favor of them. Pat indicated that she was not as did Acting Chair Alexander. Members discussed this issue. Les would like to see readerboards allowed, but with standards to protect neighboring properties and the environment. CEO Skelton was asked what Maine law says about message changing. She said once every 20 minutes, although it could be more often if approved by MDOT. Les said we could regulate changing to once a day and have strict lumen requirements. CEO Skelton asked if we could limit color. Mark said with the Reed Decision, that would be suspect. Mark said we could put it in and ask City Attorney, Jon Pottle for his opinion. Mark asked if the current readerboards are part of the business sign & within the total sign size calculation. CEO Skelton said yes.

Members discussed Mark's suggestions for the various types of signs - both residential and commercial properties. They talked about external illumination. CEO Skelton noted that we can regulate the time they can be lit. Acting Chair Alexander said he prefers an internally lit sign opposed to an externally lit sign. Internally lit signs don't shine on neighboring properties as much. Mark said the background is the key factor in the nuisance of signs. Les added that also key is how many lumens, etc. Pat said she feels we should only allow externally lit signs.

Residential Growth (RG) Zoning District

The RG Zone begins north of the PHD Zone and extends from lots west of Brunswick Av (Rte 201) to Cobbossee Stream, and north to meet the proposed Cobbossee Planned Development Zone (CPD).

Mark went over the proposed standards for both residential and commercial. Clare asked what happens to development signs when the project is over. Mark said there is a difference between a development sign and a project sign. He said we could look at sign maintenance.

Mixed Use Village (MUV) Zoning District

The MUV Zone runs along the East side of Rte 201 from about Ainslie's Market to the High Density Zone. It also includes a section near the former State Armory and Commonwealth St. Members reviewed proposed sign types and standards for the MUV zone. They talked about existing signs that would no longer be allowed. Pat said when a new business comes in; they should have to comply with the new standards. CEO Skelton said that may be a problem as Jon Pottle has ruled on this with respect to prior changes in businesses. Mark noted the Credit Union that moved to property across the street. The new tenant is an insurance office. They replaced the sign face on the bank sign.

CEO Skelton was asked how she deals with non-conforming signs that go up. She said she doesn't have enough time to enforce all of these – safety issues come before signs.

Mark said at the next meeting, he would like to push through the remaining zones. He asked that members review those and be ready to discuss them.

Mark said he has been thinking about how the Ordinance should be organized – do we put all of the regulations related to a specific zone together with that zone or similar to as it is now. Les said he finds it easier if all by district rather than having to read through the whole book. CEO Skelton said it can't all be by district – you have definitions, etc.

Homework:

Mark said to go through all of the rest of the zones and noted that in the CB district, a section includes the Historic District overlay.

Upcoming Meetings:

March meeting:	Monday, March 27, 2017 @ 3:00 pm w/Mark Eyerman
April meetings:	Monday, April 10, 2017 @ 3:00 pm w/Mark Eyerman
	Monday, April 24, 2017 @ 3:00 pm w/Mark Eyerman

5.) Adjourn

CEO Skelton moved to adjourn. John Burgess seconded the motion.

Vote: 7 in favor. 0 opposed. Motion approved.

Meeting adjourned at 4:41 pm

