



# ***CITY OF GARDINER***

6 Church Street, Gardiner, Maine 04345

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## **ORDINANCE REVIEW COMMITTEE**

**Monday January 9, 2017 @ 3:00 PM**

### **Meeting Notes**

Members Present: Chair Debby Willis      Joel Alexander      John Burgess  
Clare Marron      Les Young      Christine Szigeti-Johnson  
Patricia Hart, City Councilor  
CEO/Assistant Planner, Barbara Skelton

Members Absent: Jonathan Stonier

Also Present: Dorothy Morang, Staff to Ordinance Review Committee  
Scott Morelli, City Manager

- 1.) **Welcome**  
Chair Willis opened the meeting and welcomed everyone.
- 2.) **Roll Call**
- 3.) **Consideration of meeting notes of December 19, 2016.**  
Clare Marron moved to accept the minutes. John Burgess seconded the motion.  
Vote: 6 in favor. 0 opposed. Motion passed.

## **Old Business**

### **4.) Continuation of Review of the State Shoreland Proposed Changes**

CEO Skelton went over the proposed guidelines concerning expansions. She noted that she spoke with the Assessor, Curt Lebel to try to determine an estimate of how many properties have existing structures that are currently within the setbacks along the Cobbossee Stream & New Mills areas and the River. There didn't appear to be very many. A lot of them have already expanded to the maximum.

Members reviewed the proposed guidelines using footprint and height instead of floor area and volume and accessory vs primary structures. They also looked at and discussed footprint expansion highlights from the document titled "2015 Shoreland Zoning Guidelines & Amendment Process" (a slide presentation) beginning on page 12.

Christine arrived.

CEO Skelton brought up an example of a camp with an existing outhouse. She noted that it is legal as long as it is not leaching into the water. Someone asked if they could put in a holding tank. She said state law changed a while back not allowing a holding tank unless a municipality created an ordinance to allow it and to administer the requirements. The state does allow an easement to put it on another's lot or to use an incinerator or composting toilet.

John asked if the rules are changing, do we let property owners know of the change. CEO Skelton said no. A change in the Ordinance is published in the KJ, but not to individual property owners. She said they don't have the right to build or expand without a permit, so when they apply for a permit, she would go over the rules with them. Joel noted that if a realtor is selling a property, they should find out if it has been expanded and what can be done. CEO Skelton also noted that we could develop a letter of change for those property owners or put a notice in with the tax bills. Pat Hart said people who live in the Shoreland know the rules. John noted that some Shoreland owners get information through their homeowners' association. Another way suggested was through the Friends of the Cobbossee Watershed Association.

CEO Skelton referred to the Notes sections throughout the Guidelines. She said these are the decision making areas. She suggested members go through and hi-lite what they feel they might want to do with each of these. We will look at them at the February 13<sup>th</sup> meeting. She reminded everyone that we have already adopted the timber-harvesting section. The State now handles that.

## Other

### Upcoming Meetings:

January meetings:            Monday, January 23, 2017 @ 3:00 pm w/Mark Eyerman  
   Monday, February 13, 2017 @ 3:00 pm w/CEO Skelton  
   Monday, February 27, 2017 @ 3:00 pm w/Mark Eyerman

## **5.) Adjourn**

Meeting adjourned at 4:30 pm