



CITY OF GARDINER

6 Church Street, Gardiner, Maine 04345

www.gardinermaine.com

ORDINANCE REVIEW COMMITTEE

Monday October 16, 2017 @ 3:00 PM

Meeting Notes

Members Present:

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

Members Absent:

Les Young John Burgess

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 September 25, 2017.

Joel Alexander moved to accept the minutes with the correction of the spelling of Louis Sigel's name. Louis Sigel seconded the motion.

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

New Business

4.) Revisit Sections 7, 8, 9 & 10 of the Land Use Ordinance

Mark went over his memo dated 10/12/17 – Proposed Amendments to the Land Use Ordinance to Implement the Adopted Comprehensive Plan. He said he went back through the files and looked at all of the Ordinance amendments that the Committee sent forward and looked at the online copy of the Ordinance. Many have already been adopted and are included in the Ordinance. The remaining are Section 8 – General Performance Standards; Outer Brunswick Av amendments; Downtown Fringe District amendments; Central Business amendments and the Cobbossee Corridor amendments. He noted that the notes in the Land Use Table need to be renumbered as 1-9 apply to the Dimensional Chart. He noted that very little other has changed. He will check the cross references.

Members reviewed the following new uses and determined the review: Attached Single Family Dwelling (Townhouses); Medical Facilities; Tradesperson's Office; Vehicle Fueling Station; & Accessory Keeping of Bees.

Mark noted that the sign provisions have not gone forward yet. He filled in the information for the new districts. He noted that changes relating to chickens, bees & Sec 2 Administration and Enforcement have gone to the Planning Board and are scheduled for the City Council – 1st reading November 1st & 2nd reading November 29th. Indoor Cultivation Facilities are ready to go to the Planning Board on November 14, 2017 and if approved, go to the City Council - 1st reading hopefully Dec 13th and 2nd reading to follow on Jan 3rd 2018. A workshop is being scheduled with the Ordinance Review Committee members, the Planning Board members and the City Council in January 2018. It will cover Sections 7, 8, 9 & 10.

At the next meeting – October 23rd, we will look at the Cobbossee Planned Development signs and add it to the omnibus. We will also look at adding a provision for minor changes after a Site Plan has been approved – similar to the Sub-Division minor amendment. Suggested language: Add Section 6.4.4.6 Amendments to Approved Plans “Amendments to plans approved by the Planning Board for Planning Board Review or Site Plan Review, where the amount of change is less than ?? and/or the change doesn't impact the standards of approval can be approved by the Code Enforcement Officer.” The other item relates to hours of operation for new uses in the Central Business Zone. Mark will look at adding In-law Apartment /Accessory Apartment.

Mark said the Comp Plan talks about Brunswick Av in the High Density Residential (HDR) Zoning District – he needs to look at that. He also needs to look at the subdivision section and do some upgrading.

Mark has suggested that members go through the information provided today as well as go back & look at what we have done. Mark will also go through it and look at the changes and footnotes to ensure everything is included.

Other

Upcoming meeting dates with tentative topics:

October: 23rd – Begin work on the new Cobbossee Planned Development (CPD) Zone

November: Shoreland

5.) Adjourn

Clare Marron moved to adjourn the meeting. Meeting adjourned at 4:45 pm.