



# ***CITY OF GARDINER***

6 Church Street, Gardiner, Maine 04345

[www.gardinermaine.com](http://www.gardinermaine.com)

---

## **ORDINANCE REVIEW COMMITTEE**

**Monday August 28, 2017 @ 3:00 PM**

### **Meeting Notes**

Members Present:

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

Members Absent:

Chair Debby Willis    John Burgess

Also Present:

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

**1.) Welcome**

Acting Chair Joel Alexander opened the meeting and welcomed everyone.

**2.) Roll Call**

**3.) Consideration of meeting notes of August 21, 2017.**

Clare Marron moved to accept the minutes. Les Young seconded the motion.

Vote: 5 in favor. 0 opposed. 1 abstained (Les was not at the meeting. Motion passed.

## **Old Business**

### **4.) Complete Sign Amendments**

Mark went over his memo of August 23rd documenting the proposed amendments. He said that the first eight pages are the same as we had reviewed previously and he didn't make any changes.

Pages nine through thirty-two are the sign charts that he has put together for each zone. Although the members have already reviewed most of this information, he added standards for Governmental Uses, which includes schools and put his thoughts in on readerboards and illumination for some signs. He did not get to the Central Business chart, but put the heading in for the section (10.24.6.5.7). Signs Allowed in the Central Business (CB) District, identifying where it would be located in the Ordinance. He will work on this section.

Members went over each district.

10.24.6.5.1 Resource Protection (RP), Shoreland Overlay Limited Residential (SLR), Shoreland (SR) Districts – The standards were pretty restrictive, but members were ok with them.

10.24.6.5.2 Rural (R) – It is a mixed use zone. Members were ok with the standards.

10.24.6.5.3 Residential Growth (RG) – Residential multi-units, Mark capped the limit on the size. The standards are ok.

10.24.6.5.4 High Density Residential (HDR) – Mark made Governmental signs & non-residential signs a little larger. Members reviewed the Externally Illuminated category for Governmental signs – the hours that the signs can be illuminated. A discussion occurred concerning activities that go beyond that time such as games and dances, etc. Members decided to change 8:00 pm to “at the end of the event”.

10.24.6.5.5 Mixed Use Village (MUV) – Standards ok. Reserve this section in Ordinance until the zone is adopted.

10.24.6.5.6 Professional/Residential (PR) – The standards are ok.

10.24.6.5.7 Central Business (CB) – Mark will complete this section.

10.24.6.5.8 Downtown Fringe (DF) – Standards ok. Reserve this section in Ordinance until the zone is adopted.

10.24.6.5.9 Cobbossee Corridor (CC) – members discussed possible uses for this district and the various signage available VS what might be needed. Pat noted that it is the City's goal to encourage businesses in this zone. These standards allow for 1 per street frontage with a primary entrance and other signs at the businesses. Mark will look at this section.

10.24.6.5.10 Planned Development (PD) – Members discussed electronic message board standards for non-residential – it is allowed only if there are no lots in residential use next to the lot on the same side of the street or directly across the street. It was noted that some lots are very large and questioned whether or not there should be a distance put in this standard. The standards were left as they are written.

10.24.6.5.11 Education/Community Recreation (ECR) – Electronic Message – changed to NO for Governmental uses.

10.24.6.5.12 Planned Highway Development (PHD) - Standards ok. Reserve this section in Ordinance until the zone is adopted.

10.24.6.5.13 Planned Industrial/Commercial (PIC) – Standards ok.

Mark will complete the Central Business District.

Mark distributed samples of various type of signs. Members discussed how to measure them. Pat asked about pylon signs – do you measure the whole thing or just the signage. Mark will make some samples showing how to measure signs. He will also work on the Downtown – the Traditional Down and Historic Overlay District. He will also work on the Cobbossee Planned Development (CPD).

## **Other**

### **Upcoming meeting dates with tentative topics:**

September:           18<sup>th</sup> – Greenhouse/Indoor Growing Facilities  
                              25<sup>th</sup> – Complete the Sign Section of the Ordinance

October:               16<sup>th</sup> – Revisit Sections 8, 9 & 10  
                              23<sup>rd</sup> -

## **5.) Adjourn**