



6 Church Street, Gardiner, ME 04345
Phone (207) 582-4200

Debby Willis, Chairperson
Angelia Christopher, Administrative Assistant

ORDINANCE REVIEW COMMITTEE

Meeting Minutes

Monday November 15, 2021 @ 5:00 PM

City Council Chambers

Call the meeting to order-Chair Willis called the meeting to order at 5pm.

Roll Call-Chair Debby Willis, Clare Marron, Rusty Greenleaf, Mayor Pat Hart, Mark Eyerman- City Planner, Kris McNeill- Code Enforcement Officer, Tracey Desjardins- Planning and Development Director, Angelia Christopher- Planning and Development Assistant.

Review of October 18, 2021 meeting notes- Chair Willis asks if there were any corrections or changes. No. Rusty Greenleaf makes a motion to accept the minutes as presented. Clare Marron seconds the motion. No further discussion. All present are in favor.

Finalize blasting revisions- Mark presents the amendments to the city code pertaining to Blasting. He changed the purpose statement, to reflect that we were not regulating or controlling, but just outlined the notification process. Mark deleted the requirement for posting a sign at blast sites. He also changed the well testing requirements from documenting the flow rate to instead check turbidity- tiny particles in the water that can make it cloudy. He changed the working in the definitions, and took out flyrock- as this term is not used. This is ready to go to the blasting companies for review. After they offer input, this will come back to ORC for final review.

Review drafts of marijuana amendments-Mark made a few of the requested changes. He worked on the language about submission requirements. One change is to the submission requirements for a marijuana license. Information about stormwater, parking will not be necessary anymore. In regards to separation distance- it now reads that it will be measure straight property line to property line with 500' separation. He made a change to the provision that allowed PB to decrease the 1000' distance to 500'. Mark also clearly defined a cultivation facility. The changes reflects that the cultivation will need to be enclosed by 4 walls and a roof. Not outside.

Mark will add a standard as Kris will need to use the provision to present to outside growers. In regards to marijuana licensing requirements, applicants will no longer need to supply the original application from the state and just need to give their caregiver/local authorization documentation renewal info. Committee members are pleased with the changes Mark has presented and this will come back to ORC in December to review the changes Mark will make.

Discuss possible amendments dealing with multifamily housing-the state law now allows towns to review Multifamily housing under site plan review. Mark explains to the committee that there are a few things they should think about in regards to policy before making any changes. Should the ordinance make provisions for an affordable housing density bonus and if so when should it apply and how big a bonus? The current bonus only applies to multi-building projects. Mayor Hart it would make sense for affordable housing to be workforce housing which does not have to apply to multiple buildings. A developer would be able to have 20% more units if 10% or more are affordable units. There is a huge need for housing in Gardiner. Kris asked if it were possible to change the density in HDR, to let units require less than 5000sf of land. There are many large houses in Gardiner that could easily be divided into more units, which would mean more housing. The issue is that there is not enough land on the property, and many houses would need to have a lower density number. Mayor Hart states that this happened in the 80's. Houses got split up in multi units, and there was trouble, she feels that we should not allow it again. Should there be an open space requirement for multifamily housing? How will we know that Landlords are offering affordable units for the required time frame? There is follow up with tax credits that would keep landlords accountable in regards to affordable units. Mayor Hart states that the City needs workforce housing. Tenants would need to have a household income within the area median income, but they also still need to be able to pay for it. There is a lot of work to do on this topic. The Committee agrees to bring it back in December for more discussion.

Agenda items for December- Tracey asked if ORC can look at the Sign ordinance in PIC for next month. The issue is there needs to be a sign at the entrance to Libby Hill Business Park, and the Ordinance does not allow one big enough. The committee will look at this in December to try to find a remedy to this situation. Cemeteries need to come back for review and changes. City owned cemeteries are very poorly tracked. The funeral homes have been taking care of this and there have been lots of problems.

Other: Chair Willis states that this committee needs more members, preferably someone from Planning Board. Chair Willis will go over this need with Planning Board members.

Adjourn: Chair Willis asks for motion to adjourn. Clare Marron made a motion to adjourn at 5:50pm. Kris McNeill seconds. No further discussion. All present in favor.

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