



CITY OF GARDINER

6 Church Street, Gardiner, Maine 04345

www.gardinermaine.com

ORDINANCE REVIEW COMMITTEE (ORC)

Monday April 9, 2018 @ 3:00 PM

Meeting Notes

Members Present:

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

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

Acting City Manager Anne Davis gave an update on the proposed budget. She said the City Council meetings are looking at the proposed budget in general at this time. More in depth presentations will be given at public hearings after that. She noted that she is trying to reinstate a fulltime economic development director. Recently there has been more development and interest in new development. To fund that position, they looked at monies that had been set aside for a planner; the Comp Plan is nearly wrapped up, so they took some monies away from that budget; and the City Council is adding to it. They will decide whether or not to keep it in the budget.

Louis shared concern about funding for Mark's position. Acting City Manager Davis suggested coming to this week's Council meeting on Wednesday.

3.) Consideration of meeting notes of March 26, 2018

Louis Sigel moved to approved the minutes. Clare Marron seconded the motion.

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

Old Business

4.) Complete Subdivision Amendments

Mark went over the Revised 4-5-2018 copy of the Subdivision Standards that he updated with edits and renumbering based on comments from the last meeting and comments he received from Les and Dot subsequent to that meeting.

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One issue that was brought up was Section 14.5.9.2 concerning revisions to approved plans. The revision would be classified as a minor or major subdivision and following that, the application and required submissions would be based on the respective requirements including the site inventory and analysis. Since most of the revisions consist of combining or moving lot lines within the subdivision, it was thought that it was a lot to go through for a simple revision. Mark will add language allowing for a waiver of the site inventory and whatever else might not be applicable as determined by the Planning Board.

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14.5.8 in proposed Subdivision should be re-numbered 14.6 as 14.6 & 14.7 in the current Ordinance are being deleted.

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Step 1 & 2 in both proposed Minor and Major Subdivisions require notification to abutters by the applicant to be certified letters which is very costly. After discussion, it was decided that Step 1 in both Minor & Major only needs to be sent with proof of mailing and Step 2 will be sent certified.

The topic of finding of fact/conclusions of law vs using the minutes as finding of fact were discussed. It was decided to draft finding of facts rather than using minutes. Mark will strike the last sentence of 14.5.8.3.3.6 and 14.5.8.4.2.6.

Mark said he will make the changes discussed.

Joel Alexander moved to send the proposed Subdivision Standards (Section 14) named Revised 4-5-18 to the Planning Board with changes agreed upon. Les Young seconded the motion.

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

Other

Signs – Mark will update the Omnibus document to include the proposed signs.

CEO Skelton brought up the Sidewalk Ordinance to include falling ice from roofs. She would like to discuss this at a future meeting. It was noted that both Bath & Hallowell have one that we could look at.

CEO Skelton also brought up the Tree Ordinance. Mark asked if this would address public trees in the road right-of-way or boundary line of the road or street or problem trees on private property.

CEO Skelton said trees that are close or on the road property line – both needing trimming or removal. It would also include dangerous trees on private property, abandoned property. Mark said we could check with MMA or an arborist to see if they have any information that we could include.

Upcoming meeting dates with tentative topics:

April 23, 2018 – Tree Ordinance

- 5.) **Adjourn**
Meeting adjourned at 4:30 pm.