



CITY OF GARDINER

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Debby L. Willis, Chairperson
Kelly Gooldrup, Administrative Assistant

ORDINANCE REVIEW COMMITTEE, PLANNING BOARD & CITY COUNCIL

WORKSHOP MINUTES

Wednesday, June 27, 2018 @ 6:00 PM
City Hall Council Chambers

1.) Call the Workshop to Order

Debby Willis called the workshop to order at 6:02 PM

Welcomed everyone and thanked them for coming and requested a roll call.

2.) Roll Call

Present:	Absent:
Louis Sigel, ORC Les Young, ORC, Planning Board Diane Morabito, Planning Board Clare Marron, ORC Pamela Mitchell, Planning Board Joel Alexander, ORC, Planning Board Debby Willis, ORC, Planning Board Pat Hart, ORC, City Council Maryann White, City Council Timothy Cusick, City Council Terry Berry, City Council Barb Skelton, CEO & Assistant Planner Mark Eyerman, Planner 6:06 PM Councilman Jon Ault joined the room	Marc Rines, City Council Shawn Dolley, City Council Phil Hart, City Council Thom Harnett, City Mayor Zachary Hanley, Planning Board

3.) Review Proposed Omnibus Amendments

Debby Willis then gave Mark Eyerman the floor.

Mark explained to the room how a component of the Heart and Soul project was to update the Comprehensive Plan and presented a history overview leading up to the Omnibus Ordinance changes.

Mark begins with the overview of proposed amendments paper.

Pat Hart shared copies of the new Comprehensive Plan maps. She mentioned a highlight of the Comprehensive Plan was the AROD. Thanked everyone for the hard work getting here after all these years.

Barb Skelton suggests doing an overview of the new districts for the City Council.

Debby Willis mentioned four highlighted districts: Mixed Use Village, Planned Highway Development, Downtown Fringe and Cobbossee Planned Development.

Mark Eyerman references page 5: Entrance to the business park – Planned Highway Development.

Jon Ault asked what if the property (single family) is sold.

Mark Eyerman says it would still be able to be used as a single family home.

Mark Eyerman references pages 7,8,9,10,11 on through: what you can do with the property, allows a fairly large range of uses.

Then go to page 30: talks about the standards that are specific. It provides for provisions and allows for buffer along the road and parking in front of the building...

Debby Willis adds that page 13? Planned development mirrored what we had.

Pam Mitchell says there is a typo on page 30 flower beds / floor beds. Louis Sigel says page 32 as well. (7.8.9.5 & 7.8.10.5)

Mark Eyerman page 11 Table for Commercial uses. Just had some editing changes. RG, PD, etc. PWR change to P. Doesn't change the wording.

Mark Eyerman continues presenting.

Mark Eyerman references page 5 talks about transition. Big issue comp committee faced was speed limit.

Mark Eyerman references page 29 sets up standards. Cobbossee area is zoned PD and you can develop it similar to HDR with proper permitting.

Debby Willis notes that page 95 is where the Comprehensive Plan starts.

Anne Davis states that the term 'Fringe District' sounds negative.

Mark Eyerman says the name can be changed. Needs to go back to the ORC.

Debby Willis clarifies that Business district means Business on the ground floor and residential above.

Debby Willis clarifies which is the front of the building and which is the back legal street residence (Example: Mechanic St/Water St)

Pam Mitchell asks if the planning board is going to review all new construction instead of just the Code Enforcement Officer making the decision. (7.8.4.3)

Mark Eyerman says if applying for residential construction HDR it will go to planning board.

Anne Davis asked how long will this process prolong the new residents from building.

Barb Skelton said 14 days from the date of completed application to issue a permit. They will know upfront if they will need to go to the Planning Board. It typically takes up to six months for insurance companies to be ready if it was a fire or a demolition.

Jon Ault asked about additions, renovations going to planning?

Barb Skelton answered reconstruction/rebuild.

Pam Mitchell said there is a vacant lot across from my house and if someone were to buy it, the process would be delayed.

Debby Willis references page 33 Cobbossee Corridor up to Cobbossee Plan Development area.

Pat Hart: Comments the current zoning was residential growth was stranding existing lots so the land behind it being blocked out from use. Also both sides of West Street will be zoned the same.

Diane Morabito: asks about the map: Kennebec River is it rural or resource protected or nothing?

Mark Eyerman in the corner of the map it states 'Shoreland overlay not shown on map'.

Barb Skelton says Ordinance Review Committee reviewed draft map to make sure it is all correct.

Terry Berry references page 29 (7.8.5.6). Non-conforming use is a five year discontinuance period. How is that applicable?

Pam Mitchell If a car dealership goes out of business and stays out of business for five years; it is no longer a car dealership if it was originally non-conforming.

Barb Skelton It allows an extended period for businesses in the Cobbossee Corridor.

Jon Ault asked why is the brown portion of map (district) designated.

Pat Hart responded many years ago people were upset about the gas station across from the commons. Transition zone. HDR/Business zone. It allows you to use those buildings to be use for certain light uses.

Debby Willis references signs which start on page 74, it is easy to find now. Signs done by District.

Debby Willis references page 90 Downtown Fringe District. Note below: Electric message boards are permitted on lots that abut Bridge Street north of the Cobbossee Stream. This covers

Mr Skeeahan. It reflects the fact that big signs (Hannaford) are already there. Limits where it is applicable.

Debby Willis references page 104 accessory dwelling units.

Barb Skelton talks about detached garages, granny pods, we are getting requests for these, hoping by winter we should have something in place

Jon Ault comments about accessory dwelling units are positive developments. Especially in young families, budget friendly, etc.

Debby Willis asked for any more questions, comments or thoughts. Thank you all.

Mark Eyerman states that this was a Workshop; we will go back to the Ordinance Review Committee for changes and review.

Debby Willis said the next Ordinance Review Committee meeting will be July 9 and August will be the next time the planning board could review it after Ordinance Review Committee meets.

Debby Willis anything else before we shut off the mics...

6.) ADJOURN

7:18 PM