

PLANNING BOARD MINUTES
Regular Meeting
Tuesday, April 09, 2019 @ 6:00 PM
City Hall Council Chambers

1. Call the Meeting to Order

Chair Willis called meeting to order at 6:06 pm

2. Roll Call

Members Present: Debby Willis, Pamela Mitchel, Zachary Hanley, Barb Skelton (CEO), Les Young, Diane Morabito

Members Absent:

Also present: Tara Miley (administrative assistant),

3. Review of Meeting Minutes of January 22, 2019

Pam Morabito should be changed to Pam Mitchel

Pg 2, #4, made a move should be changed to made a motion

Pamela Mitchel made motion to approve minutes as amended.

Seconded by Zach Hanley

All in favor, unanimous.

4. Public Hearing – Comprehensive Plan Implementation

Land Use Ordinance Amendments to Section 2 Administration & Enforcement, Section 7 Zoning Districts, Section 8 General Performance Standards, Section 10 Special Activity Performance Standards, Section 11 Roads, Traffic and Parking Standards, Section 13 Shoreland Zoning, Section 17 Definitions, and the Zoning District Map.

Debby Willis opened with a review of the last time the Land Use ordinance was reviewed in November. This is a review of the changes made since that reading.

Pam Mitchel asked about Land Use table pg. 8, campgrounds. 2 districts are permitted with review the rest all require sub-div review. Barb Skelton advised that campgrounds fall under sub-div. Board agrees it's a minor error that can be reviewed to see if it should be the same as the others.

Les Young noticed some inconsistencies with pagination for 6-8, as well as capitalization on "Sub-division" in tables vs. "Sub-Division" in legend. Should keep "Sub-Division".

Les Young questioned whether the legend at the top should be alphabetical or as is. This will be a wish list item as they have already been printed.

Les Young commented on the small print of the map that the font/lettering is difficult to read. Barb Skelton and Tom Fiorelli both mentioned that it is likely a printing quality issue due to it being a copy of a copy.

Pamela Mitchel commented there were no roof standards for traditional downtown, HDR, or rural areas. Barb Skelton commented that they didn't want to require pitched roofs for traditional downtown because of the number of existing flat roofs. Commercial buildings are not mentioned (pg 28). Barb Skelton mentioned that chart on pg 11 needs to be changed to P.

Pam Mitchel mentioned there are no roof requirements in Cobbossee Corridor. Residential building does not require board review.

Electronic message boards will be allowed in the IT District along Bridge Street.

Tom Fiorelli noticed the pagination issue between 21-23, 22 is missing.

Les Young noticed that there is inconsistency in the use of "Section" prior to numbers (example pg 31).

Pamela Mitchel asked if home occupation would be required for a larger business. Barb Skelton advised they need only reside there (rent is not a requirement) but permission is required from the property owner. Minor home occupation does not require a permit. There are also illegal signs posted for a minor home occupation (Ukulele lessons).

Public comment opened at 6:48PM

Public hearing closed at 6:49PM

Pamela Mitchel made a motion to forward the proposed LUO Section 2 Administration & Enforcement, Section 7 Zoning Districts, Section 8 General Performance Standards, Section 10 Special Activity Performance Standards, Section 11 Roads, Traffic and Parking Standards, Section 13 Shoreland Zoning, Section 17 Definitions, and the Zoning District Map to the City Council with a recommendation to accept with the note that there are the following typos need addressing:

1. Campgrounds rules be the same in all districts
2. Change the review criteria from 'C' to 'P' for single and two family dwellings and 20 foot wide and larger for mobile homes in HDR
3. Change the review definition for Subdivision from 'Sd' to 'SD'
4. There are several places where the word 'section' did not get removed.

Seconded by Diane Morabito

All in favor. Unanimous.

5. Other business

- a. Barb Skelton announced she will be leaving her position at Code Enforcement Officer for the City of Gardiner. Tom Fiorelli will be the first point of contact for the City until a replacement is named. The new Planning Assistant, Cynthia Burnham, will be starting on Wednesday 4/10/19.

- b. Diane Morabito announced that her home is up for sale and when it sells, she will be moving out of Gardiner. When it sells, she will resign from the Board as members must be Gardiner residents.
- c. The board will be seeking new resident members to replace Barb Skelton and Diane Morabito.

6. Adjourn

Pamela Mitchel made motion to adjourn.

Seconded by Zach Hanley

All in favor. Unanimous.

7:01 pm