

PLANNING BOARD MINUTES

Special Meeting

Tuesday, May 21, 2019 @ 6:00 PM

City Hall Council Chambers

Continuance of the May 14, 2019 Meeting

1. Call the Meeting to Order

Chair Willis called meeting to order at 6:00pm

2. Roll Call

Members present: Debby Willis, Pamela Mitchel, Zachary Hanley, Les Young, Diane Morabito

Also present: Kristopher McNeill, CEO; Kelly Gooldrup, City Clerk; Douglas Clark, Wastewater Director; Ryan Wilson

3. Review of Meeting Minutes of April 9, 2019

Item 3. Pam Morabito should be changed to Pamela Mitchel

Item 6. Pamela Mitchell should be Pamela Mitchel

Pamela Mitchel made a motion to accept the meeting minutes of April 9, 2019 with the above listed corrections.

Zachary Hanley seconded.

Chair Willis asked for any further discussion. Seeing none. All those in favor. Unanimous 5-0

4. Public Hearing – Common Wealth Poultry Co.

Ryan Wilson representing Common Wealth Poultry Co. seeks to extend operating hours. The property owner is William Lovely. And is located at 55 Industrial Drive Gardiner, ME 04345, on City Tax Map 002 Lot 020-28 in the Planned Development District (PD)

Chair Willis opened the public hearing at 6:20pm and asked for any comment from the public. Seeing none, Chair Willis closed the public hearing at 6:20pm.

After discussion with the applicant, Ryan Wilson and Waste water Director, Doug Clark, the Board was reluctant to make a decision until the storm water issue is resolved.

Pam made a motion to table the application until we receive evidence that it has been corrected or a plan to correct the problems with a schedule of correction.

Les Young seconded.

Chair Willis asked for any further discussion. Seeing none. All those in favor. Unanimous. 5-0

5. Public Hearing- Comprehensive Plan Implementation review. Proposed Amendments to the Land Use Code to Update the Shoreland Zoning Provisions

Land Use Ordinance Amendments to Sections:

- 1. Section 1.4 Basic Requirements**
- 2. Section 3 Nonconformance**
- 3. Section 13 beginning with subsection 13.10**
- 4. Section 17 Definition**

Chair Willis opened the public hearing at 6:51pm and asked for any comment from the public. Seeing none, Chair Willis closed the public hearing at 6:51pm.

Typo on page 30: Dimensional Requirements: (in red)

Downtown Area: Research Vine Street for district confirmation.

Page 18: Section 13.21.1 - should read 'signed by a Maine licensed landscape architect or other qualified professional' instead of 'qualified professional'.

Pam Mitchel made a motion to forward these proposed changes to the Land Use Ordinance to the City Council with a recommendation that they accept these changes with the note of a typo under Dimensional Requirements on page 30 and the addition to a definition on page 18 under section 13.21.1 that the re-vegetation plan must be prepared with and signed by a Maine licensed landscape architect or other qualified professional.

Diane Morabito seconded.

Chair Willis asked for any further discussion. Seeing none. All those in favor. Unanimous. 5-0

6. Public Hearing-Historic Archeological Draft review. Proposed Amendments to the land Use Code Dealing with Historic and Archaeological Resources

Historic Amendments:

- a.) Section 17.2 add definition Archeological Resource & Identified Historic or archeological Resource**
- b.) Section 6.3.2.7.1**
- c.) Section 6.3.3**
- d.) Section 6.5.1**
- e.) Section 12.6.1**
- f.) Section 12.7.3**
- g.) Section 12.8.1**
- h.) Section 12.8.3 & 12.8.4**

Page 4: Section 12.8.3.2: reference to the Kennebec Journal – should read 'newspaper with general circulation in the municipality'.

Typo: There are two – Subsection 12.8.3.2

Chair Willis opened the public hearing at 7:18pm and asked for any comment from the public. Seeing none, Chair Willis closed the public hearing at 7:18pm.

Pamela Mitchel made a motion to forward the proposed changes to the Land Use Ordinance regarding the Historic and Archeological Resources to the City Council with the recommended with the note of the following changes: Kennebec Journal will now be worded ‘newspaper with general circulation in the municipality’ and the renaming of the subsections in 12.8.3.2. Zachary Hanley seconded.

Chair Willis asked for any further discussion. Seeing none. All those in favor. Unanimous. 5-0

7. Other Business

none

8. Adjourn

Pamela Mitchel made a motion to adjourn.

Zachary Hanley seconded.

Chair Willis asked for any further discussion. Seeing none. All those in favor. Unanimous. 5-0
7:20pm