



CITY OF GARDINER

PLANNING BOARD

Planning Board Meeting Minutes

Tuesday, July 11, 2017 @ 6:00 PM

Members Present: Chair, Debby Willis Diane Morabito Pam Mitchel
Joel Alexander Zachary Hanley Les Young

Also Present: Barbara Skelton, Code Enforcement Officer (CEO)/Assistant Planner
Dorothy Morang, Administrative Assistant

Joseph & Kristina Gould, Applicants
Steven Marriner Rusty Greenleaf Mike Gent Kevin Babcock
Tony Veit Katherine Kollman

- 1.) **Call the Meeting to Order**
Chair Willis called the meeting to order and welcomed everyone.
- 2.) **Roll Call**
- 3.) **Review of Meeting Minutes of June 13, 2017**
Three corrections to be made were noted – Amend Pg 2 Item 3 5th line down – to add the word “be” to sentence – Does it have to be inspected when done?
Amend Pg 3 Item 4 13th line down from Chair Willis opening public hearing – 2nd sentence. Capitalize first word in sentence – “It’s”.
Amend Page 4 1st line – remove “it meets all applicable standards in ordinance” and replace with: Noise measurements to be taken after plant operations start.

Pam Mitchel moved to approve the meeting minutes with the 3 changes and with the added note that the meeting was not broadcast due to a failure in the equipment.

Zachary Hanley seconded the motion

Vote: 5 in favor. 0 opposed. 1 abstained (Les Young not at meeting)

New Business

- 4.) **Joseph & Kristina Gould are seeking Planning Board approval to operate a microbrewery with a tasting room & restaurant at 266 Water St on City Tax Map 034 Lot 108 in the Central Business (CB) Zoning District/Historic District.**

Joseph & Kristina Gould introduced themselves and Kristina gave an overview of the proposal and their involvement in the Community as residents of Gardiner. She said that this has been a dream of Joe's to have a restaurant and to be able to support Johnson Hall. This will include the restaurant & a micro-brewery – there are none currently in this area. She noted that Joe Brewer, her father is the other Gramp in the business. They plan to have 4 – 5 beers on tap all the time. Joe will do the cooking – burgers & bar food – use local ingredients as much as possible along with local musicians. Kristina said she will continue her current job.

Kristina noted that the reason they had to come to the Planning Board is because it is a new use and they plan to extend the hours of operation – they don't plan for later than 10:00 PM. They hope to have food available for after Johnson Hall shows and other special events. She noted that they will be running the operation and using their own finances. They are very happy and excited to be a part of the Downtown.

Chair Willis asked Board members if they had any questions – they did not at this time. Chair Willis asked members if they felt they could hear this application in an unbiased manner. All said yes.

6:15 pm Opened public hearing.

Tony Veit – he said he has lived in Gardiner for 15 years and knows the Goulds – he supports them and it will be a great connection with Johnson Hall & Gardiner's night life.

Rusty Greenleaf – he said he knows the Goulds well and has served on committees with them as well as being friends. He said he knows they will give this 100% and put their heart & soul into it – it will be a great asset to the City.

Kevin Babcock – he said he is close friends with the Goulds. He has lived on West St for 16 years, served on the PTA with them as well as worked with them supporting the schools, the October Fest and other community events in support of Gardiner.

Chair Willis asked staff if they had received any comments relative to this Application. Both CEO Skelton and Dorothy said no.

6:19 PM Closed public hearing.

Chair Willis addressed Land Use Ordinance Section 6.2.3.2.8 d. and noted that some had questioned why this Application had to come to the Planning Board – she said because of the change in Section 6 as noted above that became effective in 2015 – a new business with extended hours cause it to come to the Planning Board.

Pam noted that Exterior Lighting is downward facing and she said that the noise will probably be inside. Chair Willis noted that the area is a small footprint. Joe said the Fire Code would allow 39 seated people and 15 more if standing. He said he wants people to be comfortable. Chair Willis said the CEO will take care of the permit for the sign.

Les asked if there is room for expansion. Joe said yes, he hopes to in the future. Pam said she would like to see a tax map added to the application showing the location of the proposed business. CEO Skelton said we would add it.

Section 6.5 Review Criteria

Chair Willis went through the Applicants responses to the Review Criteria.

#1 – the Application is complete and the review fee paid

#2 – skip until the end

#3 – 5 ok

#6 & 7 N/A

#8 – ok

#9 – Yes – Owner is required to get a Floodplain permit

#10 – ok

#11, 12, & 13 – N/A

#14 – ok

Members looked at Section 8 and determined that Exterior Lighting was the only criteria that applies and the Applicants provided pictures showing the lighting and it is directed down.

Members reviewed Section 10.24.3.2.4 Signs in the Historic District and it was noted that the signs would be reviewed by the CEO.

Pam Mitchell made a motion (Section 6.5.1.2) that the application complies with all applicable standards in the Ordinance with 2 additions. 1.) a copy of the tax map showing the location of the property to be included in the application and; 2.) Obtain an email from the Superintendent of the Wastewater Treatment Plant indicating that he is ok with this application. Les Young seconded the motion.

Vote: 6 in favor. 0 opposed. Motion passed.

Pam Mitchell moved to approve application project. Diane Morabito seconded the motion.

Vote: 6 in favor. 0 opposed. Motion passed.

5.) ADJOURN

Pam Mitchell moved to adjourn. Joel Alexander seconded the motion.

Vote: 6 in favor. 0 opposed. Motion passed.

Meeting adjourned at 6:37 pm.