



CITY OF GARDINER

PLANNING BOARD

Planning Board Meeting Minutes Tuesday, November 14, 2017

Members Present: Chair Debby Willis Diane Morabito Pam Mitchel
Zachary Hanley

Members Absent: Joel Alexander Les Young

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

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 October 10, 2017**
Pam Mitchel noted several corrections to be made to these minutes. Pg 2, 2nd para under #4 – after the word planning, add the word to and after the word down, change the word as to a. Pg 3, 3rd para, last sentence – after word volume, add the word expansion. Pg 5, 4th para, 2nd sentence – after the word most, add the word common.

Pam Mitchel moved to approve the minutes with previously mentioned corrections.
Zach Hanley seconded the motion.

Vote: 4 in favor. 0 opposed. Motion passed.

New Business

4.) Public Hearing – Land Use Ordinance Changes

The Ordinance Review Committee, on October 16, 2017, recommended proposed changes to the Land Use Ordinance concerning Indoor Cultivation Facilities. The changes include the following:

- a.) Amend Section 7.6 Land Use Table
- b.) Amend Section 17.2.1 Definition of Commercial Agriculture
- c.) Amend Section 10.3.5 Standards for Commercial Agriculture by adding Section 10.3.5.5

Chair Willis noted that the City Council had asked the Ordinance Review Committee to consider the issue of Indoor Cultivation Facilities in the Business Park. The Planner, Mark Eyerman and CEO/Assistant Planner Skelton came up with an amendment to the current Ordinance.

Chair Willis noted that no one was here from the public or the Community. She noted that commercial agriculture does not include retail marijuana establishments including retail marijuana cultivation facilities as defined by law. She said that they changed the Land Use Table to allow these facilities in the Central Business (CB), Planned Industrial/Commercial (PIC) & Cobbossee Corridor (CC) Zoning Districts. She also noted that the ORC members had concerns about what these would look like – they didn't want pop-up greenhouses being used. Section 10.3.5 describes the buildings and structures.

Pam said that in the ORC notes, Mark noted that there isn't a definition for greenhouse. Chair Willis said they decided they didn't need it as the description in Section 10.3.5 covers it.

Pam Mitchel moved to recommend these changes to the City Council. Diane Morabito seconded the motion.

Vote: 4 in favor. 0 opposed. Motion passed.

5.) ADJOURN

Pam Mitchel moved to adjourn. Zach Hanley seconded the motion.

Vote: 4 in favor. 0 opposed. Motion passed.

Meeting adjourned at 6:21 pm.