

ORDINANCE REVIEW COMMITTEE NOTES

Monday, December 17, 2018 @ 3:00 PM

Regular Meeting

City Hall Council Chambers

1.) Call the meeting to order

Chair Willis called the meeting to order at 3:12pm

2.) Roll Call

Present: Debby Willis, Chairperson; Joel Alexander, Les Young, Louis Sigel, Barb Skelton, Code Enforcement Officer/Assistant Planner; Mark Eyerman

Absent: Clare Marron, Patricia Hart

Also present: Kelly Gooldrup, City Clerk

3.) Review of November 19, 2018 meeting notes

Louis Sigel moved to approve the November 19, 2018 meeting notes as presented.

Joel Alexander seconded.

Chair Willis asked all in favor. Unanimous

4.) Edits to OMNIBUS amendments

Mark Eyerman explained the changes he made to the In-Town Commercial District from 'IC' to 'IT' based on the November 13, 2018 Planning Board minutes. He also made the change from Central Business District 'CB' to 'TD' for Traditional Downtown District. On the top of page 13.7: Table of Land Uses: there is an overlapping provision that says if you're in the shore land area, Cobbossee Corridor you are subject to the uses that are allowed in the 'CB'. That should be taken out as it was in the other provisions. If you are in the Traditional Downtown shore land overlay and the Cobbossee Corridor shore land overlay, shall be governed by the uses set forth for the Traditional Downtown District and the Cobbossee Corridor District in the Land Use Table.

Roof form in the Planned Highway Development:

CEO Skelton explained that we have a new urgent care building with a proposal for a flat roof structure. It was explained that a flat roof was not allowed by the current ordinance.

The architect stated the roof would be way out of scale due to the size of the building.

Mark Eyerman stated that the discussion about roof standards has mostly been taken out of the new ordinance proposal. See page 61: General standards. (The roof shape is gone)

They are only listed in the individual districts.

Discussion continued around the room.

The following talk about the pitched roof requirement: Page 30 Mixed Use Village, Page 31 & 32 Residential Growth, Pg 33 Planned Development and Page 34 In-Town Commercial.

Mark Eyerman will review and update the roof pitch. ORC will revisit during a later meeting.

Mark Eyerman continued with changes suggested.

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

Monument signs for commercial lots in the 'TD' District have been limited to mirror the government requirements.

There was question about asterisks in the Table of Uses. The first one is correct, as it relates to the language immediately below it about page 8: Timber Harvesting in shore land. It only references three Districts. Should it reference the rest or is it not needed at all.

The asterisk should be taken off 'RP', 'SLR' and 'SL'. The asterisk should be added to Timber Harvesting to read something such as: Timber Harvesting within areas subject to Shore Land Zoning is subject to the Maine Bureau of Forestry rules that apply to shore land zoning. Timber harvesting in all other areas may require permits or approval from the Maine Bureau of Forestry.

5.) Finalize Shoreland Zoning to go to state for approval

Discussion postponed until the February 25, 2019 meeting.

6.) Archeological/Historical Draft Amendments

No discussion

7.) Other

8.) Upcoming meeting dates with tentative topics

February 25, 2019

March 11, 2019

March 25, 2019

-OMNIBUS

-revisit roof forms

9.) Adjourn

Joel Alexander moved to adjourn.

Les Young seconded.

Chair Willis asked all in favor. Unanimous. 4:34pm