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Debby Willis, Chairperson
Angelia Christopher, Administrative Assistant

**Ordinance Review Committee
Meeting Minutes
Monday February 26, 2024
Gardiner City Council Room**

- 1. Call the meeting to order-** Chair Willis called the meeting to order at 5pm.
- 2. Roll Call-** Chair Debby Willis, Clare Marron, Rusty Greenleaf, Doug Baston, Pat Hart, Kris McNeill, KVCOG representation- Audrey Duchesne, and Joel Greenwood.
**Joel Greenwood has been promoted at KVCOG so Audrey Duchesne will be taking over as Gardiner's contract Planner. Good luck on your new venture Joel!*
- 3. Review of LD2003 work-** the committee reviewed the draft at the last meeting and made suggestions for edits. Kris McNeill points out that the section regarding density bonus-10.23.5- does not have the right information and needs to be corrected. That is the only edit that will need to be made and the committee agreed it can go to Planning Board after the edits are made.
- 4. Firepits-** Committee members agree that the biggest concerns that need to be addressed are fires that are too close to structures, vehicles, or flammable materials. Smoke can also be another problem. Joel and Audrey will work on changes to the draft and will bring it to the next meeting for review.
- 5. Theater House Signage-** The Johnson Hall revitalization is done, and ready to run as a theater house again. Johnson Hall representatives have expressed that the building should have a marquee sign wants a marquee sign, that they may, eventually want to have internally lit- which is not allowed in the TD district.

Kris McNeill explains that this might be something that will have to be carved out of the LUO and be used specifically towards theater houses. This will come back to ORC at a later date.

6. Conex Storage- These metal storage units are starting to increase in the City and not all residents are happy about them. The definition needs to be changed and be better defined. This will be brought back for review.

7. Data Storage- This has been reviewed but was sent back to add some standards about noise due to the humming sound they emit. This will be brought back for review.

8. Vacant Buildings licensing- The City has a high number of vacant properties. Some are becoming quite troublesome, falling into disrepair, and could be used for much needed housing. KVCOG is going to look into ways to address this area.

9. Bonding Roads- The City is fortunate that there have been some large developments in the past couple of years. Unfortunately, some of these projects have led to heavily damaged roads because of trucks and other heavy equipment. Some standards for bonding the roads need to be developed. KVCOG will work on a draft that identifies what roads could be affected, what the triggers could be, and what the impact could be. Kris McNeill expresses that any project that goes before Planning board for Site Plan Review, should definitely include a bond on the roads. This will come back for review at the next meeting.

10. Street Openings- There needs to be some standards written into City Code for when pavement is opened up for installation of utilities, etc. KVCOG will work to develop a provision for this and bring it back for review.

11. Other- The next meeting is scheduled for March 18th.

12. Adjourn- Kris McNeill made motion to adjourn at 6pm. Pat Hart seconded the motion. NO further discussion. All in favor.