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Debby Willis, Chairperson  
Angelia Christopher, Administrative Assistant

## ORDINANCE REVIEW COMMITTEE

### Meeting Minutes Monday November 21, 2022 City Council Chambers

- 1.) **Call the meeting to order-** Chair Willis called the meeting to order at 5pm.
  - 2.) **Roll Call-**Rusty Greenleaf, Chair Debby Willis, Clare Marron, Lisa St. Hilaire, Pat Hart. City Planner, Joel Greenwood, CEO- Kris McNeill, Angelia Christopher- Planning and Development Admin.
  - 3.) **Review of September 19, 2022 meeting notes-** Lisa St. Hilaire had one small correction. Rusty Greenleaf moves to accept the September 19, 2022 minutes as corrected. Lisa St. Hilaire seconded. No further discussion. All members present in favor.
  - 4.) **Electronic Reader Boards-** Joel Greenwood felt that it was the definition that needed to be changed. 10.24.7.4.2 Changeable Copy Signs. There was a discussion at the last meeting about the max size of the reader board screen being 24sf, even if it is part of a bigger sign. There was discussion about how to manage the size of the signs. Joel will work on this and bring back for further review.
  - 5.) **Zoning change HDR >PD-** This change would take place on Cobbossee Ave, near the Elks Club. Right now, this side of the street is listed as HDR. Across the street, near the school, the zoning is PD. The plan is to work towards a zoning change, to change the HDR zoning to PD. One of the reasons for this change is one of the businesses would like a reader board sign. This zoning change from HDR to PD will go to Planning Board next, for public hearing and abutter notifications. After that it will go to City Council for 2 reads.
  - 6.) **Non-conforming Cannabis business-** After all the changes to the Marijuana/Cannabis ordinances, most of the existing retails are now non-conforming. The question, is how long a store front can stay empty after a business owner moves out. How long does a new marijuana
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business owner have to set up a retail store before the use is not allowed due to non-conformance? Joel will work on this and bring back for review.

**7.) Barking Dogs** – A couple recently came to City Council to discuss the need to change the barking dog ordinance. They are requesting that changes be made to the time limits that a dog can bark before contacting the animal control officer. This ordinance was just developed a couple of years ago, perhaps the rules need to be reviewed. Joel will look at this, and bring back to ORC for review.

**8.) Demo Delay-** Buildings in the Historic District are protected by Historic Preservation Commission from being torn down quickly. HPC rules state that all options to save the building should be explored before tearing it down. There needs to be something in place, for buildings outside of the historic district, which would allow for time to see if other options are feasible. Joel will work on this.

**9.) Electronic Fences-** The ordinance reads that if a fence is 6' or less, it can be up against the property line. An electric fence would need to follow setback requirements. Joel will work on this, and bring it back for review.

**10.) Battery Storage Facilities** – When the solar projects started coming in to the City, there were questions about where would the batteries would be stored when they were no longer usable. There are buildings/facilities that can store the batteries for solar panels that have relatively no maintenance. A few of these types of facilities are starting to be established in Maine. There is nothing in the use chart of the LUO that this type of building/business could apply to. Also would anything need to be covered as far as firefighting? This would be defined as a commercial use. Joel will work on this, and bring information back for further review

**11.) Other:** none at this time.

**12) Adjourn: Clare Marron made a motion to adjourn at 6:22 pm.** Rusty Greenleaf seconded. No further discussion. Next meeting is going to be 12/19.