



6 Church Street, Gardiner, ME 04345
Phone (207) 582-4200

Debby Willis, Chairperson
Angelia Christopher, Administrative Assistant

Meeting Minutes
Tuesday March 14, 2023 @ 6:00 PM
Via Zoom

- 1. Call the Meeting to Order-** Chair Willis called the meeting to order at 6:05 pm
- 2. Roll Call-** Chair Willis asked all Board members to state their names for roll call. Members in attendance via Zoom- Pam Mitchell, Lisa St. Hilaire, Jacob Waltman, Zachary Hanley, Chair Debby Willis. City Staff- Kris McNeill- Code Enforcement Officer, Angelia Christopher- Planning & Development Assistant. Absent- Shawn Dolley, Adam Lemire.
- 3. Review of the December 15, 2022 meeting minutes:** Chair Willis asked if the Board had any corrections or changes. After discussing changes to wording, the board does not have enough members to vote on the minutes as two members need to recuse themselves from voting. The board agrees that they do not have enough members to vote on this subject, and will address these minutes at a later date.
- 4. Public Hearing: Proposed Zone change submitted by the Ordinance Review Committee:**
Change the Zoning District for the following properties as identified by City Tax Map/Lot from High Density Residential Zoning District to the Planned Development Zoning District: City Tax Map 022, Lots 023,023A, 025,026,027,028,028A, 029,031.
Chair Willis reviewed the application with the board and asked if they had any questions. The areas in question for zoning change are across the street from an already established PD zone. Pam Mitchel is concerned about this zoning change. She went to the use chart, and found that changing this zone opens up these primarily residential lots to many more uses. There are a couple of businesses in this area, but the areas in question are primarily residential. Kris McNeill points out that these lots will continue to have Shoreland Overlay rules in place, which will narrow the list of uses down drastically. It does make sense to make sure that both sides of the road are in the same zone. Chair Willis asks if there were any further questions. No. She opens a Public Hearing and asks if there is anyone present to speak for or against these changes. No. There were a couple of questions directed to Code Enforcement at City Hall. Residents wanted to know how this change would affect

their properties. Chair Willis closed the public hearing. Chair Willis asks what the Board wants to do with this Zoning change. Lisa St. Hilaire moves that the board accept the proposed zoning changes from ORC and forward them to City Council with the recommendation of approval. Pam Mitchel seconded. No further discussion. Roll Call vote. All members present in favor.

5. Public Hearing: The Board needs to review the changes to the LUO– changing the word Marijuana to Cannabis. The State of Maine is no longer using the word Marijuana and has changed all their documents and programs to Cannabis. The City of Gardiner needs to adjust ordinances. Lisa St. Hilaire pointed out where there was a spot where Cannabis did not change the word Marijuana in the material that was sent. No further questions or comments. Chair Willis opened a public hearing. There is no one here to speak for or against this change. There has been no interest expressed at City Hall. Chair Willis closed the public hearing and asked what does the Board want to do with these changes? Pam Mitchel moves that the Board accept these changes to the LUO with de minimis changes discussed and send them to City Council with the recommendation that it be approved. Lisa St. Hilaire seconded the motion. No further discussion. Roll Call vote. All members present in favor.

6. Verbiage change to section 8 of the LUO- a regarding accessory structures—8.4.2.2. It has been found that a small change needs to be made to 8.4.2.2. Kris McNeill states that the standard should read- the accessory structure does not exceed 15 feet in height or and is not greater than 144 sf in floor area so that both requirements are met. Chair Willis opens a public hearing. There is no one here to speak for or against this change. There was no interest at City Hall. Chair Willis closed the public hearing. Chair Willis asks the Board how they want to proceed. Pam Mitchel moves that the board accept the change of or to and in 8.4.2.2 and to forward to City Council with the recommendation of approval. Lisa St. Hilaire seconded the motion. No further discussion. Roll call vote. All members present approve.

7. Other Business- none at this time.

8. Adjourn- Pam Mitchel moves that the Board adjourn at 6.46pm. Lisa St. Hilaire seconded. No further discussion. Roll Call vote. All members present in favor.