

**PLANNING BOARD
MEETING MINUTES
Tuesday September 14, 2021 @ 6:00 PM
City Hall Council Chambers**

- 1. Call the Meeting to Order-** Chair Willis called the meeting to order at 6pm.

- 2. Roll Call-** Board Members Matt Murphy, Shawn Dolley, Chair Debby Willis, Pam Mitchel, Zachary Hanley, and Lisa St. Hilaire. City Staff Kris McNeill- Code Enforcement Officer, Tracey Desjardins- Economic Development Director, Angelia Christopher- Planning and Development Assistant. Applicants- Jo Roderick and Roland Pinette.

- 3. Review of 7/13, 7/27, and 8/10 meeting minutes-** Chair Willis asks if there are any corrections for the 7/13 minutes. Pam Mitchel moves to approve the 7/13 minutes with minor corrections. Zachary Hanley seconds. All in favor. Chair Willis asks if there are any changes for the 7/27 minutes. Pam Mitchel makes a motion that they accept the 7/27 with small corrections. Lisa St. Hilaire seconds. All in favor. 8/10 Minutes- Pam Mitchel moves that the 8/10 minutes be accepted as amended. Lisa St. Hilaire seconds the motion. All in favor.

- 4. Public Meeting-** Consideration of Gardiner Remote Participation Policy-Tracey Desjardins presents the info for the policy. Chair Willis asks if there are any questions or comments from Board members. No. Chair Willis asks for a motion. Pam Mitchel moves to accept the policy as presented. Lisa St. Hilaire seconds. No further discussion. All in favor. Policy passed.

- 5. Iron Mine- Subdivision adjustment** – The owners of Iron Mine, Jo Roderick and Roland Pinette are here to discuss a small change. In order for an abutter to sell their property, there needed to be a land swap, and a shift in property lines. This allows the pool on the abutting land to stay, and the sale of the house to go through. This was not an equal swap, but he assures the board that there are no plans at this time to add additional mobiles to the park. The amended subdivision plat also has a note that states that pins will not be set for the ‘consent area’ at this time. Board members feel that not adding pins at this time is fine. The area was surveyed, and documented, so there is no need to place pins. Chair Willis asks if there are any questions.

No. Pam Michel makes a motion that the board accept the land swap and the changes in the notes regarding the pins on the Iron Mine subdivision plan. Lisa St. Hilaire seconds the motion.. No further discussion. All in favor. The owners of the property, Jo Roderick and Roland Pinette will record the signed document, and let the City know when that process is done.

6. Public Hearing- Proposed Amendments to the Land Use Ordinance regarding requirements for Medical Marijuana Tier I and Tier II- Kris McNeill tells the board that the city has decided to remove Tier 1 and 2 from MUV. It had become apparent that an error had been made and this is just cleaning up the language in the ordinance. This does not need to go before the Planning Board, and if approved, can go right to the City Council. There will be some facilities that are grandfathered as they are already doing business in MUV.

Chair Willis opens a public hearing- there is no one here for or against this change. Chair Willis closes the public hearing. There is an email from a community member, stating that they support the change. Chair Willis asks for a motion. Pam Mitchel makes a motion that we no longer allow medical marijuana Tier 1 and 2 in the MUV zone and make the change in the LUO. Zachary Hanley seconds. All in favor. Pam Mitchel moves that we send this change to the City council with the recommendation that it pass. Lisa St. Hilaire seconds, all in favor.

7. Public Hearing- Proposed Amendments to the Land Use Ordinance requirements for Permitting Fences- The Gardiner LUO has a handful of rules regarding fences. There are all these rules, but nowhere in the LUO does it state that a permit is needed for a fence. There is also a page that states that you don't need fences. So there is contracting information. Fences need to be removed from the 'no permit needed section'. In section 4-4, fences should be taken out. Pam Mitchel moves that the word fencing be removed from the list of items not needing a permit. Matt Murphy seconds. No further discussion. All in favor. Pam Mitchel moves that we send the elimination of the word fencing from non-structural residential home building/improvement activities which do not require a building permit to City council with the recommendation that it passes. Lisa St. Hilaire seconds. All in favor.

8. Other Business- The appeals happened and the Board decided that the fence does qualify as a physical barrier. Kris, gives an overview of the Board's decisions. The board approved the appeal, and remanded both of the applications back to the Planning Board. They will be grandfathered to continue medical marijuana cultivation. The appeals board has moved that the record stays open, until the application is heard.

9. Upcoming projects.- Board members inquired about the likelihood of Gardiner Green being heard in October. Planning and development has not received an updated application yet. The deadline was set for 9/24. They have been given a deadline for the October agenda. The department has received an application for a solar array in the Oakland's so that will be heard at the next meeting.

10. Adjourn- Chair Willis asks for a motion to adjourn. Pam Mitchel moves to adjourn. Matt Murphy second. All in favor to adjourn at 7:00pm