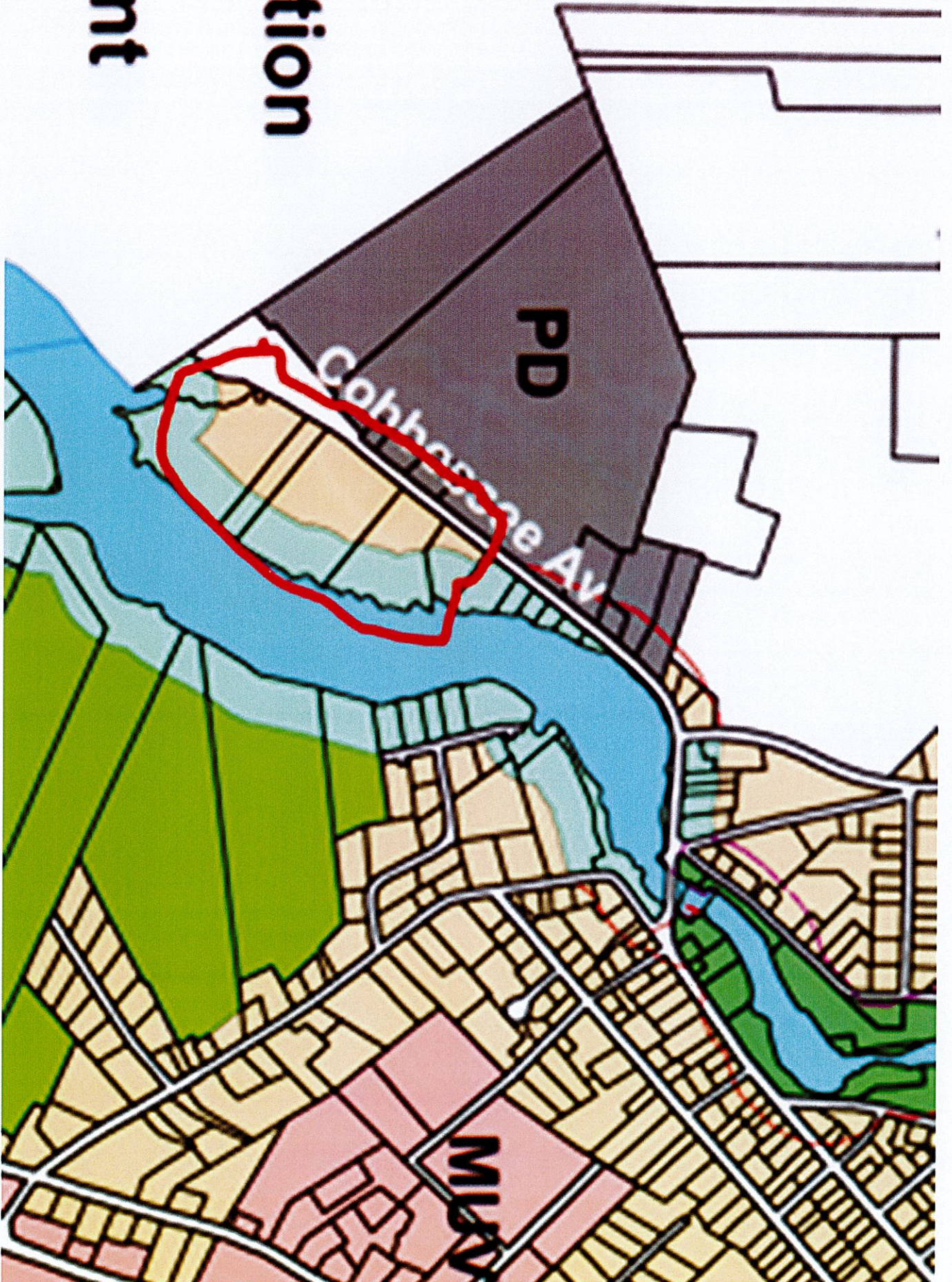




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6 Church Street, Gardiner, ME 04345
Phone (207) 582-4200

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

Ordinance Review Committee Meeting Minutes 11/21/2022



2000 foot Abutters List Report

Gardiner, ME
February 27, 2023

Subject Property:

Parcel Number: 022028A
CAMA Number: 022028A
Property Address: 148 COBBOSSEE AV

Mailing Address: ELKS GARDINER LODGE OF
148 COBBOSSEE AV
GARDINER, ME 04345-55

Abutters:

Parcel Number: 022020
CAMA Number: 022020
Property Address: COBBOSSEE AV

Mailing Address: GARDINER WATER DISTRICT
P O BOX 536
GARDINER, ME 04345-536

Parcel Number: 022021
CAMA Number: 022021
Property Address: 84 COBBOSSEE AV

Mailing Address: WILLIAMS REBECCA
84 COBBOSSEE AV
GARDINER, ME 04345

Parcel Number: 022022
CAMA Number: 022022
Property Address: 90 COBBOSSEE AV

Mailing Address: MCMASTER JAMIE L MCMASTER
LEANE F
90 COBBOSSEE AV
GARDINER, ME 04345

Parcel Number: 022023
CAMA Number: 022023
Property Address: 94 COBBOSSEE AV

Mailing Address: PREBLE CHARLENE G
94 COBBOSSEE AV
GARDINER, ME 04345-9033

Parcel Number: 022023A
CAMA Number: 022023A
Property Address: 96 COBBOSSEE AV

Mailing Address: RHINES ELAINE
96 COBBOSSEE AV
GARDINER, ME 04345

Parcel Number: 022025
CAMA Number: 022025
Property Address: 104 COBBOSSEE AV

Mailing Address: WILLIAMS KENNETH M
104 COBBOSSEE AV
GARDINER, ME 04345

Parcel Number: 022026
CAMA Number: 022026
Property Address: 112 COBBOSSEE AV

Mailing Address: TSAO JOHN J TRUSTEE DEADEND
WISHES TRUST
PO BOX 522
GARDINER, ME 04345

Parcel Number: 022027
CAMA Number: 022027
Property Address: 122 COBBOSSEE AV

Mailing Address: BROWN ROLAND W BROWN ELAINE L
122 COBBOSSEE AV
GARDINER, ME 04345

Parcel Number: 022028
CAMA Number: 022028
Property Address: 128 COBBOSSEE AV

Mailing Address: GREENLEAF RUSSELL GREENLEAF
PAULA
128 COBBOSSEE AV
GARDINER, ME 04345

Parcel Number: 022029
CAMA Number: 022029
Property Address: 154 COBBOSSEE AV

Mailing Address: GARDINER SPORTSMENS CLUB
P O BOX 1173 V
GARDINER, ME 04345-1173



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2/27/2023

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2000 foot Abutters List Report

Gardiner, ME
February 27, 2023

Parcel Number: 025023
CAMA Number: 025023
Property Address: 376 HIGHLAND AV

Mailing Address: BRADLEY CHRISTOPHER W
PO BOX 274
BELGRADE LAKES, ME 04918



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2/27/2023

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