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# ***CITY OF GARDINER***

6 Church Street, Gardiner, Maine 04345

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## **ORDINANCE REVIEW COMMITTEE**

**Monday November 28, 2016 @ 3:00 PM**

### **Meeting Notes**

Members Present: Chair Debby Willis      Joel Alexander      John Burgess  
Clare Marron      Patricia Hart, City Councilor  
CEO/Assistant Planner, Barbara Skelton

Members Absent: Jonathan Stonier      Christine Szigeti-Johnson

Also Present: Mark Eyerman, Planner  
Dorothy Morang, Staff

- 1.) **Welcome**  
Chair Willis opened the meeting and welcomed everyone.
- 2.) **Roll Call**
- 3.) **Consideration of meeting notes of November 14, 2016.**  
Joel Alexander moved to accept the minutes. John Burgess seconded the motion.  
Vote: 6 in favor. 0 opposed. Motion passed.

## Old Business

### 4.) **Finalize the draft amendments relative to the CB & DF Districts**

Mark went over the draft that we had discussed at the last meeting and noted the edits he has made are in yellow. He added the Downtown Fringe (DF) Zoning District purpose and edited the Central Business (CB) Zoning District purpose to clarify what it encompasses.

Mark changed and added a few new uses. (See attached Memo dated November 22, 2016).

#### Rural Use section change:

Timber Harvesting review from Yes (Y) to No (N) in CB Zone

#### Residential Use section changes:

Boarding Home review from CEO (C) to Permitted w/Review (PR) in CB Zone

Added: Attached Single-Family Dwelling (Townhouse) PR in CB, CC & DF Zones

#### Commercial Use section changes:

Building Supply – Mark changed from N to PR - members changed it back to N  
Commercial Farm deleted

Convenience Store - added including Retail Fuel Sales – N in CB; PR in CC & PR in DF

Medical Facilities added – PR in CB, CC & DF Zones

Tradesperson's Office added – PR in all 3 zones

Vehicle Fueling Station added – N in CB & CC and PR in DF Zones

#### Industrial, Wholesale & Transportation Use section changes:

Manufacturing Light – Note 15 added to all 3 zones; CC Zone changed from N to PR

Passenger Transit Facility – CC Zone – Mark changed it from N to PR – He will do more research this.

Wholesale & Warehouse – Note 15 added to CB & CC Zones. In CC Zone, Mark changed N to PR - members changed it back to N

#### Institutional, Educational & Governmental Use changes:

Places of Worship – added PR to DF Zone

### 5.) **Review the Historic District provisions**

Did not get to this item.

**6.) Review the Cobbossee Corridor provisions**

Mark went over the Dimensional Requirements and members were ok with these.

Section 7.8.2.1 in Central Business District, Mark added language to this to define *ground floor* where multi-family units may not be located.

Members discussed the Noise section as it relates to the Cobbossee Corridor (CC) Zoning District. Pat was concerned that the levels might be too high as they had had a problem with a business along the stream that was using outdoor amped music. John that it was a “biker bar” which drew motorcycle groups that caused some of the problems and noise from the bikers coming and going. Mark will look at it.

10.16 Mark said we need to go back and look at these. He thinks the setbacks are too strict.

10.24 Signs – homework will be to review signs – signs in the Downtown and illuminated signs.

11.1.3.2 Mark said this section reference curb cuts may need to be changed.

11.1.4 Mark said this section concerning large lane widths in the Downtown needs to be rewritten.

11.1.4.11 Entrance Separator Strips – Mark wants to look at this section – if we keep, make sure it doesn’t conflict with other areas of the Ordinance.

Cobbossee Corridor Zone:

There were no changes made to the Rural or Residential uses other than those already noted.

There was a discussion about modular homes vs mobile homes or manufactured homes. CEO Skelton went over the differences between the types and the what standards they fall under.

Mark brought up Ordinance section 13.7 on Shoreland and said it is illogical. The standards in Cobbossee Corridor are overridden by the Central Business standards.

**Other**

Homework - Signs in the Downtown Historic District – Mark will go over this at the meeting on December 19, 2016.

**Upcoming Meetings:**

December meetings:           Monday, December 12, 2016 @ 3:00 pm w/CEO Skelton  
Monday, December 19, 2016 @ 3:00 pm w/Mark Eyerman

January meetings:           Monday, January 9, 2017 @ 3:00 pm w/CEO Skelton  
Monday, January 23, 2017 @ 3:00 pm w/Mark Eyerman

**7.) Adjourn**

Meeting adjourned at 4:44 pm