



CITY OF GARDINER

6 Church Street, Gardiner, Maine 04345

www.gardinermaine.com

ORDINANCE REVIEW COMMITTEE

Monday October 24, 2016 @ 3:00 PM

Meeting Notes

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

Members Absent: Jonathan Stonier

Also Present: Mark Eyerman, Planner
Dorothy Morang, Staff to Ordinance Review Committee
Robin Plourde, City Staff

- 1.) **Welcome**
Acting Chair Alexander opened the meeting and welcomed everyone.
- 2.) **Roll Call**
- 3.) **Consideration of meeting notes of October 17, 2016.**
Unable to vote on at this time as there is not a quorum.

New Business

Mark went over the draft dated 10/20/2016 covering his recommendations for the Downtown Fringe District, Central Business District, and Historic District provisions. He noted that the Comp Plan recommended dividing the Central Business into 2 districts – a Traditional Downtown District and a Downtown Fringe District. He included a map from the Comp Plan showing these areas and the description of them.

On pages 3-5 of the handout, Mark outlined amendments that need to be made to the Land Use Ordinance. (See attached draft)

4.) Review draft of possible amendments to create a Downtown Fringe District

Mark drafted the District Purpose, added a column on the Use Chart and added a draft of whether or not a use would be allowed and if so, what type of review it would require. He also added the Downtown Fringe District in the Dimensional Requirements.

5.) Review draft of possible amendments to the Central Business District

Mark edited the purpose statement and some of the uses in this district and the Dimensional Requirements. He proposed not to allow single & 2-family homes in this zone as well as automobile/vehicle repair & service, convenience stores including retail fuel sales, restaurants w/drive-through, self-storage buildings, shopping centers, vehicle fueling stations, and recycling facilities. He also removed commercial farm as a use. Wholesale & warehouse and tradesperson's offices were changed from N to PR.

Two new uses were added and designated Permitted w/Review: Attached single-family dwelling (townhouse) and Medical facilities. Catering and Social & Fraternal Organizations were changed from Code Officer Review to Permitted w/Review. He added a footnote #15 on Manufacturing Light.

Cobbossee Corridor Zone

Mark edited uses in the CC zone – adding Attached single-family dwellings (Townhouses), Medical facilities, and Tradesperson's office– Permitted w/Review.

After discussion, it was decided to say no to Vehicle Fueling Stations in the CC Zone.

Section 7.8 District Performance Standards

Mark edited the CB District, District Performance Standards and added requirements for the DT District.

Mark added the DF to Section 8 General Performance Standards and additions and changes to Section 10.16.

All agreed that the first cut looked great.

Mark asked members to look at the Sign Ordinance as it relates to the DF District and finish the CC Dimensional & Performance Standards.

6.) Consider possible amendments to the Historic District provisions.

Consideration of meeting notes of October 17, 2016.

Pat Hart moved to accept the meeting notes. Clare Marron seconded the motion.

Vote: 7 in favor. 0 opposed. Motion passed.

Other

November meetings: Monday, November 14, 2016 at 3:00 pm w/CEO Skelton
 Monday, November 28, 2016 at 3:00 pm w/Mark Eyerman

7.) Adjourn

Meeting adjourned at 4:32 pm