



CITY OF GARDINER

6 Church Street, Gardiner, Maine 04345

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ORDINANCE REVIEW COMMITTEE

Monday August 22, 2016 @ 3:00 PM

Meeting Notes

Members Present: Chair Debby L. Willis Joel Alexander
Patricia Hart, City Councilor
CEO/Assistant Planner, Barbara Skelton

Members Absent: John Burgess
Jonathan Stonier Christine Szigeti-Johnson Clare Marron

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

- 1.) **Welcome**
Chair Willis opened the meeting and welcomed everyone.
- 2.) **Roll Call**
- 3.) **Consideration of meeting notes of August 15, 2016.**
CEO Barbara Skelton moved to accept the meeting notes as presented. Joel Alexander seconded the motion.
Vote: 4 in favor. 0 opposed. Motion passed.

Chair Willis noted that the proposed Ordinance changes relative to Agricultural Activities is going to the City Council in September.

Old Business

4.) **Continued review of the possible Outer Brunswick Ave Ordinance Amendments**

Mark went over his memo dated August 18, 2016. He reviewed the Comp Plan description of the Mixed Use Village Area, the Planned Development Area, the Planned Highway Development Area, and Residential Growth Area. These sections cover location, allowed uses and development standards.

He went through the notes and identified the sections where he feels we will need to amend the current Ordinance. (Sections 7, 8, 10, and 11 as described on page 4 of the memo) He added lighting, noise and buffer & screening standards for the 2 new districts.

On page 5 of the memo:

- 7.1 Added the 2 new districts – Mixed Use Village (MUV) District & Planned Highway Development (PHD) District
- 7.5 Added the purpose statements for the 2 new districts
- 7.5.8 Re-wrote the purpose statements for the Planned Development (PD) District

Page 7 of the Memo:

- 7.6 Land Use Table –
Mark changed the acronym for Permitted with Review (PwR) changed to (P).
Mark noted he made some revisions in the Rural District to match what is going to the City Council reference Agricultural Activities. He said we need to look at Agriculture for the MUV and PHD Districts also.

Commercial Agriculture – changed C to P in the MUV District

Planning Board members serving on this Committee discussed a recent application for Resource Extraction. The applicant first took out all of the trees, exposing the area to the abutting properties. During the review, it was noted that they will be removing all of the top soil, were going to be blasting, possibly bringing in a portable paving plant, possible expansion and on some days quite a bit of traffic. Mark noted that, in the long term, the properties in the PHD District are going to be some of the most valuable lots. He suggested they might not want to use those properties for resource extraction. Members agreed.

Resource Extraction – changed P to N in the PHD District

CEO Skelton said that resource extraction usually includes blasting. She said we need a bigger discussion about this – noise, vibration, dust, etc. There are state & federal regulations about blasting. It is currently allowed in the Planned Industrial Commercial (PIC) District and the Planned Development (PIC) District.

There were no changes in the other Use Sections from the last meeting, although he noted that a number of footnotes were added.

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7.7 Dimensional Requirements

He reduced the lot size from 15,000 to 10,000 sf & road frontage from 100' to 100' or 75' with sewer in the Residential Growth (RG) District to reflect the Comp Plan. In the Planned Development (PD) District, the Road setback was changed to 50/75 and the Multi-family density sq. ft. was changed from 10,000 sf to 6,000 sf with foot notes 9 & 10.

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17.2 Amended Definitions

Mark went over the definitions. He said some need tweaking.

CEO Skelton asked if we are going to look at the other setbacks for the Downtown districts and along Brunswick Av and do all of these changes as a whole rather than piece meal. Mark said he will do the performance standards for the new districts and then do the other districts on Brunswick Av.

Mark updated the May 2016 Outer Brunswick Ave Design Factors Memo. He listed the 10 factors or issues of concern – some are in Dimensional Table. He went over the chart. On the entrance location, Mark suggested we need to look at this – he mentioned a number of buildings, the Log Cabin, the Farris Building; Bill Lovely's building that fronts the meat packing business – they all face the street. The Credit Union's main entrance, however faces the side. He asked how important is it to have the front entrance face the street.

Mark talked about the roof pitch. He noted that as buildings get bigger, a pitched roof becomes problematic – if they are pitched, they would have to be very tall. The development standards in PD & PHD allow flat roofs.

Mark will have drafts for the items on page four for the next meeting.

5.) Discuss possible Ordinance changes

Section 1.8.1 (Land Use Ordinance) Amendments

Section 1.11 Review of Ordinances

Did not review.

6.) Shoreland Updates

For next meeting.

Other

September meetings: September 12th with the CEO – Joel will chair the meeting.

September 26th with Mark.

7.) Adjourn