



CITY OF GARDINER

6 Church Street, Gardiner, Maine 04345

www.gardinermaine.com

ORDINANCE REVIEW COMMITTEE

Monday October 17, 2016 @ 3:00 PM

Meeting Notes

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

Members Absent: Patricia Hart, City Councilor Jonathan Stonier

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

- 1.) **Welcome**
Chair Willis opened the meeting and welcomed everyone.
- 2.) **Roll Call**
- 3.) **Consideration of meeting notes of September 26, 2016.**
Joel Alexander moved to accept the meeting notes. John Burgess seconded the motion.
Vote: 4 in favor. 0 opposed. Motion passed.

New Business

- 4.) **Shoreland Updates**
CEO Skelton went through the 2015 Shoreland Zoning Guidelines & Amendment Process she received from the Shoreland Zoning Program (see attached handout). She noted that we had adopted the Timber Harvesting section a year ago. In reviewing the

Guidelines, she noted that a number of our Ordinance definitions would have to be updated. The new Guidelines clarify and update standards for things such as shoreline setbacks for structures, decks over rivers, height of a structure and height exemptions as well as non-vegetative surfaces & exemptions. They also include updates for structures below the shoreline, functionally water-dependent problems, erosion and sedimentations and definitions and standards for vegetation & hazard or storm damaged trees. The standards also deal with revegetation, trees, shrubs & ground cover revegetation.

The guidelines address nonconforming uses, lots, structures and reconstruction standards as well as relocation. In dealing with expansions, there are updated provisions for calculating the 30%. They provide for a floor area & height alternative from floor area & volume, which will make it much easier to calculate.

CEO Skelton said there is no deadline to bring our Ordinance into compliance as these are guidelines at this time, but there will be in the near future. After review, members present felt that as we are updating the Ordinance, this might be a good time to adopt these new guidelines. CEO Skelton will speak with someone in the Shoreland Zoning Program to try to get a version that would be Ordinance ready.

Other

The next meeting will be on Monday, October 24th at 3:00 pm.

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

5.) Adjourn

Meeting adjourned at 4:32 pm