GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET

Meeting Date	07/01/2026	**Department**	Planning/Economic Dev
Agenda Item	4.b)Comprehensive Plan Update		
Est. Cost			

Background Information

Planning Coordinator will give an update of the Comprehensive Planning Process

The City of Gardiner signed a contract to develop the updated Comprehensive plan with Haley Ward on 6/4/2026. There has been one Comprehensive Plan Committee meeting with Lead Planner Vanessa Farr, held on June 2nd. During the meeting, Vanessa informed the committee that the primary focus over the coming months will be community engagement efforts scheduled for later this summer and early fall.

In the meantime, Haley Ward's team has been gathering information and reviewing previously completed chapters. The agency is utilizing Basecamp for communication, scheduling, and data collection throughout the planning process.

Attached is the work completed to date. The next Comprehensive Plan Committee meeting is scheduled for July 21, during which the committee will plan its participation and presence at the August 15 ArtWalk event. Haley Ward representatives, City Planning Staff, and available Committee members will be at the Art Walk event, spreading awareness of the planning process, and the week of community engagement events that will happen the last week of September.

Requested Action	N/A
City Manager and/or Finance Review	
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only

1st Reading _____ **Advertised** _____

2nd Reading _____ **Advertised** _____ **w/in 15 Days**

Final to Dept _____ **Updated Book** _____ **Online** _____

EFFECTIVE DATE

_____

Latest Activity

No activity for 3 days

FRIDAY, JUNE 19 — 1 person active

2:46pm **Sarah T. commented on Brand Guide — City of Gardiner Comprehensive Plan**
[Screenshot 2026-06-19 144313.png][Screenshot 2026-06-19 144249.png]




10:36am **Sarah T. commented on Beginning with Habitat dataset — City of Gardiner Comprehensive Pl...**
GIS data received and filed in 13 Geospatial / _LocalData / _Source

THURSDAY, JUNE 18 — 2 people active

2:46pm **Sarah T. commented on Assessors/GIS parcel data — City of Gardiner Comprehensive Plan**
It looks like Ben was using data from MaineGeolibrary which was suitable for his purposes, but doesn't have enough info for us to make the current land use map or value per acre map. I sent in a request to the assessor for the latest and greatest.

2:26pm **Sarah T. commented on Economic Development Studies — City of Gardiner Comprehensive Pl...**
Sarah T. — [2021 Downtown Master Plan Combined Files.pdf]also filed in 06 Existing Conditions ...



Sarah T. — 2023 Gardiner Entrepreneurship Ecosystem Development Findings and...

2:19pm **Sarah T. completed 6 to-dos on Task 2: Data Gathering + Analysis: Data Transfers — City of G...**

- Feasibility Studies/Buildings/Facilities Plans
- Historic District Designations/Ordinances
- Beginning with Habitat dataset
- DACF (now MOCA) data packet issued by staff or online
- Special studies (housing, open space, recreation, climate action)
- Zoning Code/Subdivision

2:16pm **Sarah T. commented on Historic District Designations/Ordinances — City of Gardiner Compre...**

Sarah T. — Water Street, from Post office to Library Gardiner Historic District.pdf

Sarah T. — Historic Preservation ordinances: https://ecode360.com/45911144 Also saved as PDF ...

2:13pm **Sarah T. commented on Beginning with Habitat dataset — City of Gardiner Comprehensive Pl...**

[Gardiner_NaturalResourceTable.pdf][Habitat Connectivity 11x17.pdf][High Value Plant and Animal Habitats 11x17.pdf][Water Resources and Shoreland Habitats 11x17.pdf]I have submitted a request for GIS data



1:55pm **Sarah T. commented on Municipal Infrastructure Plans (Sewer, Water) — City of Gardiner Co...**

CSO Master Plan Update July 2025.PDF [CSO Master Plan Update July 2025.PDF]



1:52pm **Sarah T. commented on Feasibility Studies/Buildings/Facilities Plans — City of Gardiner Comp...**

gardiner_facilities_study_draft_9.19.23_002.pdf Major Projects Concerns and Initiatives.docx

11:35am **Sarah T. commented on PlaceTypes — City of Gardiner Comprehensive Plan**
Vanessa are we doing placetypes?

11:33am **Sarah T. commented on Natural Resources — City of Gardiner Comprehensive Plan**
Abe here is the WIP as a starting point [Natural Resources.docx]



11:33am **Sarah T. commented on Agriculture + Forestry — City of Gardiner Comprehensive Plan**
[Agriculture and Forestry.docx]



11:33am **Sarah T. commented on Transportation — City of Gardiner Comprehensive Plan**
Abe here is the WIP as a starting point [Transportation chapter.docx]



11:33am **Sarah T. commented on Economy — City of Gardiner Comprehensive Plan**
Abe here is the WIP. This chapter is likely more of a "start over" [Local Economy.docx]



11:32am **Sarah T. commented on Housing — City of Gardiner Comprehensive Plan**
Abe here is the WIP as a starting point [Housing_Edited.docx]



11:32am **Sarah T. commented on Historic + Archaeological — City of Gardiner Comprehensive Plan**
Abe here is the WIP as a starting point [Historic Resources.docx]



11:31am **Sarah T. commented on Population, Demographics — City of Gardiner Comprehensive Plan**
Abe I think this info is most relevant to this chapter [Community Profile (1).docx]



11:30am **Angelia C. and Sarah T. commented on Task 2b: Data Chapters — City of Gardiner Comprehen...**
Sarah T. — Angelia do you have word document versions of the Housing Chapter and the...
Angelia C. — [Community Profile (1).docx][Housing_Edited.docx]





Sarah T. — Perfect thanks!

11:27am **Sarah T. commented on Special studies (housing, open space, recreation, climate action) — Ci...**
2021 Heart of Gardiner Downtown Master Plan Cobbossee Corridor / Trail (Numerous Studies) 2026 Flooding Impacts & Community Risk Assessment.pdf THIRA 2.pdf (Threat and Hazard Identification and Risk Assessment)

11:14am **Sarah T. commented on DACF (now MOCA) data packet issued by staff or online — City of Ga...**
07 Research - MPAP State Data Packet

10:55am **Angelia C. completed a to-do: Comprehensive Plan (MS Word format) — City of Gardiner Co...**

10:55am **Angelia C. and Sarah T. commented on Comprehensive Plan (MS Word format) — City of Gar...**

Sarah T. — Angelia is there any chance that you have access to a microsoft word document...

Angelia C. — [12.536 Council Accepted Plan 8-27-14.docx]here is the word version of our current...



10:53am **Sarah T. commented on Zoning Code/Subdivision — City of Gardiner Comprehensive Plan**

Zoning Districts Section: https://ecode360.com/45909752 Zoning Map: https://www.gardinermaine.gov/files/assets/public/v/2/code-enforcement/documents/approved-zoning-map-9.19.25.pdf Subdivision Standards Section: https://ecode360.com/45911445 Everything...

WEDNESDAY, JUNE 17 — 2 people active

2:10pm **Angelia C. and Sarah T. commented on Task 2b: Data Chapters — City of Gardiner Comprehen...**

Sarah T. — Vanessa do we have access to the files for the data chapters in progress yet?

Angelia C. — Good afternoon, Here are the chapters that had been started/completed by KVCO...



Sarah T. — Angelia great, thank you!

No activity for 6 days

WEDNESDAY, JUNE 10 — 1 person active

1:47pm **Angelia C. posted a document: Untitled — City of Gardiner Comprehensive Plan**

[12.536 Council Accepted Plan 8-27-14.docx][CSO Master Plan Update July 2025.PDF][Downtown Master Plan Combined Files.pdf][gardiner_facilities_study_draft_9.19.23_002.pdf][Major Projects Concerns and Initiatives.docx][THIRA 2.pdf]



TUESDAY, JUNE 9

1 person active

10:27am **Sarah T. added 2 to-dos to Task 2b: Data Chapters — City of Gardiner Comprehensive Plan**

- ○ Agriculture + Forestry
- ○ Water Resources