

MINUTES

ORDINANCE COMMITTEE MEETING

August 19, 2014 – 8 a.m.

Conference Room A

Present: Councilor Matt Robinson, Chair; Councilors Sherrie Benner and Ben Hartwell

Also Present: Town Manager David Cole; Town Planner Tom Poirier; Zoning Administrator David Galbraith

1. Approval of the June 16, 2014 Committee Meeting minutes.

A motion was MADE by Councilor Benner, SECONDED by Councilor Hartwell, and VOTED to accept the minutes of the June 16, 2014 Ordinance Committee minutes as distributed. Unanimous vote.

Current Business

- 2A. Review and recommend to Town Council proposal to amend Chapter I, Section IX, Gorham Village District to allow creative parking solutions (referred by Town Council at June 3, 2014 meeting).

The Committee reviewed and discussed changes to the Code language pertaining to parking standards within the Village. This language would allow more creative solutions to Village parking such as interconnection of business parking lots, shared parking, rear and side parking.

The Committee discussed the concept of signage directing motorists to public parking. The Committee also discussed possible impacts on Village green space from parking changes.

After discussion, a motion was MADE by Councilor Benner, SECONDED by Councilor Hartwell, and VOTED to recommend to the Town Council that the Town Council refer a proposal to amend Chapter 1, Section IX, of the Land Use and Development Code to allow creative parking solutions to the Planning Board for public hearing and the Board's recommendation. Unanimous vote.

- 2B. Review Chapter II, Section XII, the Keeping of Farm Animals, and develop a different system for determining the number of animals that may be kept and review the Section for any other suggested changes and report back to the Council on the Committee's recommendation (referred by Town Council at March 4, 2014 meeting).

Staff discussed current language pertaining to the keeping of farm animals within the zoning districts of Town and the zones that would be affected if changes were made (suburban residential and urban residential).

The Town Planner explained the standards for farm animals in the SR and UR zones and answered questions about allowed uses for animals in these zones with property 6 acres or under. Councilor Hartwell discussed changing the methodology to compute the number of animals allowed in a given area by measuring animals in terms of animal units, such as one unit would equal 1,000 lbs. per acre.

The Committee discussed allowing the sale of farm products in the SR and UR zones. The Committee supported this change for the UR and SR zones as long as the owner's goods were made from their animals on their land.

After discussion, a motion was MADE by Councilor Benner, SECONDED by Councilor Robinson, and VOTED to recommend to the Town Council that no changes be made to the current methodology of determining the number of animals allowed in a given area. 2 yeas, 1 nay (Hartwell).

It was agreed that Councilor Hartwell will provide information supporting his proposal to change the methodology of determining the number of animals allowed in a given area to the Town Manager for distribution to the Town Council.

A motion was MADE by Councilor Benner, SECONDED by Councilor Hartwell and VOTED to recommend to the Town Council that the ordinance be amended to allow a person to sell products made from materials produced from their land. Unanimous vote.

Councilor Hartwell proposed that the 15 foot setback requirement for fences for those properties under six acres in the urban residential and suburban residential zones be eliminated. This would increase the amount of pasture land available to the property owner.

A motion was MADE by Councilor Benner, SECONDED by Councilor Harwell, and VOTED to recommend to Town Council that the Town Council refer a proposal to amend Chapter II, Section XII to allow people keeping farm animals in the urban residential and suburban residential zones to sell products made from their animals and to allow a reduced setback requirement for fences to the Planning Board for public hearing and recommendation. Unanimous vote.

2C. Review definition of structure in the Land Use and Development Code to allow patios, except patios located in the Shoreland Zone, which are regulated by State Law, to be within the setback for the Town Council to consider (referred by Town Council at August 5, 2014 meeting).

The Committee reviewed and discussed changes to Chapter I of the Land Use and Development Code that adds patios, except if located in the Shoreland zone, to the definition of Structure, as long as the patio is within the setback.

A motion was MADE by Councilor Benner, SECONDED by Councilor Hartwell, and VOTED to recommend to the Town Council that the Town Council refer a proposal to amend the Land use and Development Code to allow patios within the setback, except those in the Shore land Zone, to the Planning Board for public hearing and the Board's recommendation. Unanimous vote.

3. Other business.

The Committee reviewed remaining items forwarded to them by the Town Council. After discussion, the Committee agreed to discuss amendments to allow A-frame or sandwich board signs in Gorham Village and directional signs for farms and to review the Narragansett Development District to determine whether changes could be made to encourage more development at the next Committee meeting.

Councilor Robinson requested that staff provide (1) the dimension/width of the sidewalk to the curb, (2) the dimensions from a building in the Village to a pole on a sidewalk and (2) the dimensions of a regular A frame sandwich board to assist the Committee's discussions at the next meeting.

After a general discussion, the Committee requested that staff develop language for Council review that provides an annual fee and inspection of airstrips and to include that language in the amendments pertaining to airstrips.

4. Schedule next meeting.

The next Committee meeting was scheduled for September 29 at 8 a.m. in Conference Room A.

5. Adjournment.

There being no further discussion, a motion was MADE by Councilor Hartwell, SECONDED by Councilor Benner, and VOTED to adjourn the meeting. Time of Adjournment: 9:50 a.m.

Respectfully submitted,

Jeri Sheldon, Ass't to the TM/HR Director