

MINUTES
ORDINANCE COMMITTEE MEETING
February 24, 2014 – 8 a.m.
Conference Room A

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

Also Present: Town Manager David Cole; Public Works Director Bob Burns; Zoning Administrator David Galbraith; Town Planner Tom Poirier

1. Approval of February 3, 2014 Committee Minutes.

A motion was MADE by Councilor Benner, SECONDED by Councilor Hartwell, and VOTED to approve the minutes of the February 3, 2014 Ordinance Committee Meeting as distributed. Unanimous vote.

2. Current Business

- A. Evaluate intersection of Railroad Ave. and Mechanic Street to determine the need for more traffic regulations to enhance safety and recommend any changes needed to local ordinances to implement changes (referred by Town Council on November 12, 2013). NOTE: This item was discussed at the December 18, 2014 meeting and scheduled to come back to the Committee for further review once staff completed research.

The Committee continued its discussions on this item. The Committee reviewed a picture of a sign that warned motorists approaching an intersection that cars on the other road do not stop and discussed whether a sign of this type would enhance safety at the intersection of Railroad Avenue and Mechanic Street. The Public Works Director reported that he talked with his peers in other towns and discovered that some municipalities have gone to a three-way stop at similar intersections. The Public Works Director recommended striping the area with double yellow lines and erecting signs similar to the picture reviewed by the Committee. He explained that a warning sign could be placed at a distance below the stop sign at the post office entrance and that striping the area can be done by a contractor at the same time other striping is done in the Town.

After discussion, a Motion was MADE by Councilor Benner, SECONDED by Councilor Hartwell, and VOTED that the Committee recommend to the Town Council that the Town erect warning signs at the appropriate locations at the intersection and hold off striping the area until it is determined whether the signs are helping or not. Unanimous vote.

- B. Develop a proposal to provide more flexibility for allowing home occupation businesses for the Town Council to consider at a future meeting (referred by Town Council on December 3, 2013). NOTE: This item was discussed at the December 18, 2014 meeting and scheduled to come back to the Committee for further review once staff had completed a comparison of other community regulations.

The Committee continued its discussions to provide more flexibility for allowing home occupation businesses and reviewed information comparing Gorham's current home occupation regulations to those in Biddeford, Cape Elizabeth, Cumberland, Falmouth, Saco, Standish, Westbrook and the section of the Town's Comprehensive Plan referencing home occupations in the Community Vision (Chapter 4). The Zoning

Administrator explained the data he received from each community and how the data compared to Gorham's standards.

The Committee discussed the parking and storing of vehicles. Staff explained that an example of a home occupation business is when several business vehicles are parked at a residence and employees drive there to pick up and use the business vehicles. Staff further explained that a residence is not considered a home occupation business if an employee takes his business vehicle home and parks it overnight in his driveway or garage.

It was discussed that the current Comprehensive Plan was written to provide more flexibility for home occupations in the rural zone compared to other zones and that the Town's ordinance was written for all zones. The Committee reviewed the zoning map and discussed revising the ordinance to have a two-tier approach that would allow more intense use of home occupations in rural areas.

The Committee requested that staff develop standards for their review that allow more flexibility for home occupations in the rural areas and follow the two-tier concept. It was agreed that this item will come back to the Committee for further review and discussion when staff work is complete.

There was discussion about retail sales associated with agriculture, such as the sale of fish and lobster, being treated the same as farms in the ordinance. There was also a discussion about grandfathering businesses that are currently operating outside the ordinance.

3. Next meeting.

The Committee scheduled a meeting for March 24, 2014 at 8 a.m. to continue discussions on the proposed amendment to the Land use and Development Code to add definitions for airstrips and runways (Item 3A on agenda) and discuss revised home occupation standards if ready for discussion. The Committee decided that it will attempt to schedule a meeting in early March (TBA) to discuss the Town's Special Amusement Ordinance and review changes that reasonably allow outdoor Special Amusement Events (Item 3B on agenda).

4. Adjournment.

A Motion was MADE by Councilor Benner, SECONDED by Councilor Hartwell, and VOTED to adjourn. Unanimous vote. Time of adjournment: 9:15 a.m.

Respectfully submitted,

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