

REPORT OF THE
GORHAM TOWN COUNCIL
REGULAR MEETING
SEPTEMBER, 1, 2015

Chairman Phinney opened the meeting with the Pledge of Allegiance to the Flag. There were 23 members of the Public in attendance at the start of the meeting.

Roll Call: Chairman Phinney, Councilors, Moulton, Shepard, Benner and Hartwell. Also Present: Town Manager David Cole and Deputy Town Clerk Laurie Nordfors.

Moved by Councilor Moulton, Seconded by Councilor Shepard and VOTED to accept the minutes of the August 4, 2015 Special Town Council Meeting. 5 yays

Moved by Councilor Benner, Seconded by Councilor Hartwell and VOTED to accept the minutes of the August 4, 2015 Regular Town Council Meeting. 5 yays

Open Public Communications

Harold Hawkes, Gorham Country Club spoke about the bad road conditions of McLellan Road. He said that it is a well-traveled road and needs repairs.

Councilor Communications

Councilor Hartwell reported that he has received several emails from citizens concerned about issues in the Town including the Comprehensive Plan and the operation of Waste Haulers without licenses in the Town. He asked if David Cole could touch base on some of these issues.

Councilor Benner reported that Councilor Shepard and she attended the swearing in of new Police Chief Daniel Jones. She wished to congratulate him and also thanked Chris Sanborn for his fine job as Acting Police Chief this past year.

Town Manager Report

David Cole wanted to remind people that nomination papers are available for this upcoming election and are due back in the office by September 18, 2015. He discussed the process for prioritizing road projects and the cost of road work. He also reported that the new tax rate for the 2016 fiscal year will be \$16.30. He reminded Councilors that there will be a workshop on September 15, 2015 at 6pm

School Committee Report

Denis Libby reported that the new school year has begun and wanted to remind people to drive careful. He said that there were only a few transportation issues which were not uncommon for the first few days of school. The GHS Athletic teams are off and running and he wanted to remind people to come out and support our teams. Dennis also wanted to thank the Maintenance Crew for their hard work over the summer to get our schools in tip top shape. The next School Board meeting will take place on September 8, 2015.

Chairman Phinney opened Public Hearing # 1 on a proposal to update the Town's Main Street Master Plan.

Tom Farmer gave a presentation on the Main Street Master Plan

Marla Stelk of Johnson Road spoke in favor of the Plan and recommended that the Council vote in favor.

Kim Mathews of Green Street also spoke in favor of the Plan and reminded the Council that there are funds available from Project Canopy for street trees. The Hearing was closed.

Item # 8858 Moved by Councilor Moulton, Seconded by Councilor Shepard and ORDERED that the Town Council approve the update of the Town of Gorham Main Street Master Plan.

Moved by Councilor Moulton, Seconded by Councilor Shepard and ORDERED to postpone the item until the October 6, 2015 Town Council Meeting. 5 yays

Item # 8859 Moved by Councilor Shepard, Seconded by Councilor Moulton and ORDERED, that the Town Council refer a request for Sebago Brewing Company, for a contract zone to allow a production facility, events center and restaurant, with reduced setbacks and parking in front of property located at Mosher Road (Rte. 237) and lower Main Street (Rte. 25) to the Planning Board for a Public Hearing and the Board's recommendation, and Be It Further Ordered, that Staff is authorized to draft a contract substantially consistent with this order for the Planning Boards recommendation and Town Council consideration.

Prior to the vote on this Order, Councilor Hartwell asked the Council if it was alright for him to participate in the vote because there may be a conflict of interest where he sells beef to Sebago Brewing Company. VOTED 4 yays, 1 abstention (Hartwell)

The Council then VOTED on the Order. 5 yays

Item # 8860 Moved by Councilor Moulton, Seconded by Councilor Shepard and ORDERED, that the Town Council refer a request from Wanda Desrosiers, to amend Chapter II, Section III, Signs, of the Land Use Development Code by requiring the abutting property owners written permission to install a Farm Stand Directional sign.

Moved by councilor Shepard, Seconded by Councilor Benner and VOTED to amend the Order to read to send to the Planning Board. 5 yays

The Order as amended was then VOTED. 5 yays

Item # 8861 Moved by Councilor Moulton, Seconded by Councilor Benner and ORDERED, that the Town Council refer a proposal to amend Chapter II, Section III (Signs) of the Land Use & Development Code, to allow an off premises sign and dimensional variation in limited situations in Gorham Village, to the Planning Board for a Public Hearing and their recommendations. 5 yays

Item # 8862 Moved by Councilor Moulton, Seconded by Councilor Benner and ORDERED, that the Town Council refer a proposal to adopt a residential transfer overlay district off New Portland Road, near the Gorham/Westbrook town line, to the Planning Board for a Public Hearing and their recommendations.

Moved by Councilor Benner, Seconded by Councilor Moulton and VOTED to Postpone the Item until the October 6, 2015 Town Council Meeting. 5 yays

Item # 8863 Moved by Councilor Moulton, Seconded by Councilor Shepard and ORDERED, that the Town Council accept an easement in a contract zone to provide connections between parking lots for roads and sidewalks, from Maine Automation Inc. 5 yays

Item # 8864 Moved by Councilor Moulton, Seconded by Councilor Shepard and ORDERED, that the Town Council abate the following taxes for Gorham Country Club, Inc. (Map 7, Lot 18) because of a clerical error, for FY 2012-13, an abatement of \$6164.66 and for FY 2013-14, an abatement of \$6542.86. 5 yays

Item # 8865 Moved by Councilor Moulton, Seconded by Councilor Shepard and ORDERED, that the Town Council accept a recommendation from the Finance Committee to select a Real Estate Broker, to list property for sale and represent the Town, when the Town sells property, with the following initial screening criteria:

1. The Broker must live in Gorham and pay property taxes in Gorham.
2. The Broker must have held an active Maine Real Estate Broker license for the past 10 year.
3. The Broker must have sold at least 20 properties, in Gorham, during the most recent two calendar years.
4. The Broker must be willing to accept a commission no greater that 6%.
5. The Broker must be willing to accept all properties provided by the Town, without a guarantee that any properties will be made available for sale, and

Be It Further Ordered, that the selection process will be:

1. The Town will solicit letters of interested from Real Estate Brokers.
2. Town Staff will initially screen the letters of interest against the above criteria and forward all letters that pass the initial screen to the Finance Committee.
3. The Finance Committee will make a recommendation to the Town Council.
4. The Town Council will select the Broker for a 2-year period.

Prior to the Vote, Councilor Benner asked the Council if it was alright for her to participate in the vote because there may be a conflict of interest where she is a licensed Real Estate Broker in the Town of Gorham. 4 yays, 1 abstention (Benner)

Moved by Councilor Moulton, Seconded by Councilor Shepard and VOTED to amend the Order to Strike Line 1 and add Reside in Gorham or be associated with an Agency whose physical address is in Gorham. 5 yays

The Order as amended was VOTED. 5 yays

Item # 8866 Moved by Councilor Shepard, Seconded by Councilor Moulton and ORDERED, by the Town Council that the polls be open for the November 3, 2015 State General Election and the Annual Municipal Election between the hours of 7:00am and 8:00pm, and

Be It Further Ordered, that the absentee ballots will be processed on Monday, November 2, 2015 at 10:00am and on Tuesday, November 3, 2015 at 9:00am, 1:00pm, 3:00pm, 5:00pm and 8:00pm, and

Be It Further Ordered, that the Register of Voters is in session between the hours of 8:00am and 4:00pm on Tuesday, October 27, 2015; 8:00am and 4:00pm on Wednesday, October 28, 2015; 8:00am and 7:00pm on Thursday, October 29, 2015; 8:00am and 1:00pm on Friday, October 30, 2015; 8:00am and 4:00pm on Monday, November 2, 2015 and 8:00am and 8:00pm on Tuesday, November 3, 2015, for the purpose of registering Citizens to Vote, correcting the voter list and accepting Absentee Ballots, and

Be It Further Ordered, that the Town Council appoint the following Wardens and Ward Clerks for the November 3, 2015 State General Election and Annual Municipal Election and the Town Clerk is authorized to make changes to these appointments as needed:

Ward 1 Warden: Susan Emerson,
Ward 2 Warden: **Martha** Towle
Central Warden: Laurie Nordfors

Ward Clerk: Laurel Smith
Ward Clerk: Nancy Kenty
Ward Clerk: **Paula** Nystrom

Item # 8866 VOTED 5 yays

Moved by Councilor Moulton, Seconded by Councilor Shepard and VOTED to Adjourn the meeting. 5 yays. Time of Adjournment: 9:00pm

A True Record of Meeting

ATTEST _____
Laurie Nordfors, Deputy Town Clerk