



Town of Gorham
PLANNING BOARD WORKSHOP NOTES
May 5, 2008

A workshop meeting of the Gorham Planning Board was held on Monday, May 5, 2008, at 6:30 p.m. in the Municipal Center Council Chambers, 75 South Street, Gorham, Maine.

In attendance were Susan Robie, Thomas Fickett, Thomas Hughes, Mark Stelmack and Edward Zelmanow. Also present were Town Planner Deborah Fossum, Assistant Planner Thomas Poirier, and Clerk of the Board, Barbara Skinner. Planning Board members Douglas Boyce and Michael Parker were absent.

1. Review and Approval of the March 3, 2008 Workshop Meeting Notes.

There were no comments or corrections to the March 3, 2008 Workshop Meeting Notes.

2. Chairman's Report.

In response to a query from Mr. Hughes, Mr. Poirier replied that staff still is waiting for the lighting schematics from Four Brothers. Mr. Poirier noted that only the deli has an occupancy permit. Ms. Robie said that Plan-It Recycling is coming before the Board because the Code Enforcement Officer ruled that their "picker" is a structure.

Ms. Robie said there has not been an ordinance committee meeting since the Board's last workshop, and the noise ordinance is on the Town Council's agenda for May 6, 2008 for referral back to the Planning Board. She said one of her concerns will be how the various zones have been treated under the various noise levels being proposed.

Ms. Robie noted that the revised sign ordinance will not be on the Town Council's agenda until June or July in order to deal with the Town budget first. Ms. Fossum said that the June 3 Council meeting is set aside for budget issues.

3. Proposed Amendments to the Land Use and Development Code Chapter I, Section VI, Urban Residential and Section XIII-Commercial Office District

Discussion of a proposed amendment to add "Bed and Breakfast with dining facilities" as a permitted use in the Urban Residential and Commercial Office District sections. The Town Council referred this to Planning Board for Public Hearing on March 4, 2008. (Item #7544).

Ms. Fossum said that the Board has been provided with a listing of all the other permitted uses within the two Districts as the amendment is being proposed as a permitted use rather than a special exception use. Ms. Robie asked if any parking requirements have been proposed; Ms. Fossum replied that the Council's Ordinance Committee language did not speak to parking. Mr. Stelmack noted that within the Urban Residential District there are some 1600 residents who would need to be notified of a public hearing. Mr. Hughes confirmed that this proposal concerns the Pinecrest Bed and Breakfast, which currently has a dining club, and the proprietor has asked the Council for this change to open his dining facility to the public. The Board questioned whether the proposed amendment speaks to that request, saying that as it is currently drafted, it seems to ask for dining facilities for those patrons staying at the bed and breakfast. The Board also noted that parking is a critical issue

Mr. Zelmanow said that the Town Council should be asked for clarification as to how they want this presented to the public, is it a bed and breakfast with dining facilities that serve only the bed and breakfast, or is it a bed and breakfast and a dining facility that services the general public. Mr. Hughes and Mr. Fickett concurred. Ms. Robie said the Council should also be asked if they have a position on parking, lighting, and signs and said that at a minimum it should be subject to special exception criteria.

Ms. Fossum said that this amendment would open up the possibility of similar facilities in a large area of the Village and Little Falls, as well as the Commercial Office area along Route 25.

Ms. Fossum said she would draft something to the Town Council or the Ordinance Committee to ask for clarification prior to holding a public hearing on the amendment.

4. Other Business.

Ms. Robie spoke about Notice of a Proposed Discontinuance of a Road provided to the Planning Board by the Town Manager. She said that the notice is informational and no formal action is required. Ms. Fossum said the Notice refers to a sliver of land of North Street no longer necessary as part of the right of way due to the improvements to Route 114 and Route 114 realignment.

Ms. Fossum said that included in the Board's workshop packets was a copy of the Shaw Brothers' asphalt plant conditions of approval reflecting changes made at the Board's last meeting dealing with that application. Ms. Fossum referred the Board's attention to Condition #15, "That the applicant shall ensure installation of "Smart Alarms" on equipment operating on the site," indicating that during the pre-construction meeting on the Brickyard Quarry, the applicant asked for clarification on this condition. Inasmuch as in the quarry under DEP regulations, the noise regulations do not apply to sites under construction and apply only during operational periods, and the applicant would like that understanding apply as well as construction takes place on the asphalt plant site, with the smart alarms going on equipment once the asphalt plant becomes operational. The Board concurred that its intent is to apply the smart alarm requirement to the operational phase of the asphalt plant. Mr. Stelmack noted three places where words which were stricken have not been deleted: Condition #16, the word "or;" Condition #18, subsection 3, the word "the," and add a semicolon, and Condition #19, the word "or."

Ms. Robie distributed the Board's proposal to the Town Council regarding various changes regarding roads, and referred as well as the proposed administrative changes included with the packets for this workshop, asking that the Board review each document for any suggested modifications or changes.

Ms. Robie said she would answer the letter received from the 4th grader and explain how the planning process works.

The workshop ended at 7:05 p.m.

Respectfully submitted,

Barbara C. Skinner, Clerk of the Board
_____, 2008