



Town of Gorham
PLANNING BOARD WORKSHOP NOTES
December 7, 2009

A workshop meeting of the Gorham Planning Board was held on Monday, December 7, 2009, at 6:30 p.m. in the Municipal Center Council Chambers, 75 South Street, Gorham, Maine.

In attendance were Douglas Boyce, Vice Chairman, Michael Parker, Mark Stelmack, and Edward Zelmanow. Absent were Board members Chairwoman Susan Robie, Thomas Hughes and Thomas Fickett. Also present were Zoning Administrator Sandra Mowery, Town Planner Thomas Poirier and Planning Board Clerk Barbara Skinner.

Douglas Boyce, Vice Chairman, assumed the chair in the absence of Chairwoman Susan Robie.

1. APPROVAL OF THE NOVEMBER 2, 2009 WORKSHOP NOTES

There were no comments or corrections to the November 2, 2009 Workshop Notes.

2. Chairman's Report.

Mr. Boyce reported that since the Chairman is not present, the Chairman's Report will not be made.

3. PROPOSED AMENDMENTS TO THE GORHAM LAND USE AND DEVELOPMENT CODE, CHAPTER I, ZONING REGULATIONS, SECTION IX, VILLAGE CENTERS DISTRICT, SUBSECTION 1. LITTLE FALLS VILLAGE CENTER DISTRICT AND SUBSECTION 2. GORHAM VILLAGE CENTER DISTRICT, PERFORMANCE STANDARDS

Discussion of proposed amendments to the Land Use And Development Code pertaining to principal buildings and accessory structures

Mr. Poirier told the Board that when the Board's originally proposed language was forwarded to the Town's Ordinance Committee, it was suggested by Councilor Phinney that the use of the word "principal" as proposed should not be added to every section of the Urban Commercial and Village Center Districts in order to avoid unintended consequences. Staff therefore added definitions for "building, principal," "structure, principal" and "principal use." In addition, the word "principal" was stricken from the proposed amendments. Under the section entitled "6. Relationship of the Building to the Street," in the Performance Standards of Section X, Urban Commercial District, the Board discussed the following proposed language:

"If the front wall of a building is located more than thirty feet from the property line, the street frontage shall be treated with structural elements and/or landscaping to establish a visual sense of a village scale setback. In no event shall any accessory structure be located closer than any principal structure to a street abutting the lot."

After discussion, the Board adopted the proposed language with the word "principal" stricken wherever it appears and the phrase "street frontage" in the above-quoted paragraph changed to "front yard."

4. PROPOSED AMENDMENTS TO THE GORHAM LAND USE AND DEVELOPMENT CODE, CHAPTER I, SECTION XVIII, SECTION E. PERFORMANCE STANDARDS, 5. OPEN SPACE.

Discussion of proposed amendments to the Land Use and Development Code relating to utility lot size.

Mr. Poirier told the Board that staff recommends the Public Hearing on this item be postponed, as the Council has suggested broadening the scope of utility lots from public sewer pump stations to include other utilities. Staff will look at adding a definition of "utility lots" to the Code, including utility lots that require

building setbacks, utility lots that do not require buildings or structures, as well as looking at access for buildings that would have a setback.

5. Other Business.

6. Adjournment.

The workshop was adjourned at 6:50 p.m. in order to proceed to the regular Planning Board meeting.

Respectfully submitted,

Barbara C. Skinner, Clerk of the Board
_____, 2009