



Town of Gorham
PLANNING BOARD WORKSHOP NOTES
February 1, 2010

A workshop meeting of the Gorham Planning Board was held on Monday, February 1, 2010, at 6:00 p.m. in the Municipal Center Council Chambers, 75 South Street, Gorham, Maine.

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

1. APPROVAL OF THE DECEMBER 7, 2009 WORKSHOP NOTES

There were no comments or corrections to the December 7, 2009 Workshop Notes.

2. Chairman's Report.

Ms. Robie reported that there has been no meeting of the Town Council's Ordinance Committee, but there will be one on February 22, 2010, at 4:00 p.m. Ms. Robie suggested that of the remaining three Board members (Mr. Hughes, Mr. Fickett and Mr. Zelmanow) who will be available after she, Mr. Boyce, Mr. Parker and Mr. Stelmack have completed their terms in March of 2010, one should be selected to attend the Council's Ordinance Committee meeting.

The Board confirmed with Mr. Poirier that there will be a joint meeting of the Gorham and Buxton Planning Boards at 7:00 p.m. on February 22, 2010, to consider the Blueberry Ridge Subdivision application by Joffe/Colpitts. If the project does not receive final approval on February 22, the next meeting to discuss the application will occur in Gorham.

The Board discussed what might be on the March 1, 2010 Planning Board meeting agenda.

3. Proposed Amendments to the Gorham Land Use and Development Code, Chapter I, Zoning Regulations – Auxiliary Public Utility Lots

Ms. Robie told the Board that as the Council had suggested, the scope of utility lots has been expanded in the current proposed amendments from just public sewer pump stations to include other utilities as well. She noted that since the Board last discussed the proposed amendments, the Portland Water District has withdrawn its objections because the Town does not recognize underground structures as structures in its definitions. Mr. Poirier said that the District now no longer has an issue setting buildings to meet setbacks so long as such structures as pit vaults can be put in the front yard setbacks, which they can.

The first change made by the Board in the proposed amendments was to change the definition of an auxiliary public utility structure to be a structure that does not exceed 500, instead of 250, square feet in gross floor area and (instead of "or") 16 feet in height. The words "auxiliary public utility structure" are to be capitalized wherever they occur and the words "as defined" are to be deleted from the standard language to be added to each zoning district so that the standard language will read: "Notwithstanding the provisions of this subsection D, an Auxiliary Public Utility Structure is exempt from the minimum lot size, building coverage, and street frontage requirements of this district..." Where the standard language refers to the provisions of subsection E, the changes will be identical.

A poll of the Board indicated unanimous concurrence that the changes proposed this evening will be what is recommended by the Board at its March 1, 2010 meeting to be sent to the Council.

4. Other Business – Waltz & Sons Propane Tank

Ms. Robie said that this item is on the agenda tonight because she objects to the color which the propane tank has been painted as she does not believe it meets the buffer requirements of the industrial subdivision. Mr. Zelmanow pointed out that the Board did not ask what color the tank would be during site plan review. Mr. Hughes commented that Waltz & Sons are under no obligation to change the color of the paint. Mr. Parker noted that if the buffer requirements of the site plan have not been met, then this is an enforcement issue for the Code Office to resolve and is not a Planning Board issue. A review of the site plan indicated that Waltz & Sons have met the buffer requirements of their site plan; therefore, there is no enforcement issue.

5. Adjournment

The meeting was adjourned at 6:50 p.m.

Respectfully submitted

Barbara C. Skinner, Clerk of the Board
_____, 2010