



Town of Gorham
PLANNING BOARD WORKSHOP NOTES
DECEMBER 6, 2010

A workshop meeting of the Gorham Planning Board was held on Monday, December 6, 2010, at 6:30 p.m. in the Municipal Center Council Chambers, 75 South Street, Gorham, Maine.

The Clerk called the roll, noting that in attendance were Edward Zelmanow, Chairman, Thomas Hughes, Vice Chairman, Lauren Carrier, Thomas Fickett, Christopher Hickey, George Fox and Andrew McCullough. Also present were Town Planner Thomas Poirier and Planning Board Clerk Barbara Skinner.

REVIEW NOVEMBER 1, 2010 WORKSHOP NOTES

There were no comments or corrections to the November 1, 2010 Workshop Notes. Mr. Poirier confirmed with Mr. Hughes that the requirements of the Town's General Ordinance relating to Post-Construction Stormwater Management Ordinance are not retroactive and affect only those developments approved after October of 2009.

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1. Proposed Amendments to the Gorham Land Use and Development Code relating to the Keeping of Farm Animals in the Urban Residential District
CHAPTER I – ZONING REGULATIONS, Section VI – Urban Residential District, B. Permitted Uses; CHAPTER II, Section XIII – Keeping of Farm Animals

Mr. Poirier described how the language has come before the Board, noting the Council language and the Board's ordinance committee's proposed changes for the keeping of farm animals in the urban residential and suburban residential zoning districts as an accessory use to a single family residence on a lot. Mr. Poirier noted that under the Urban Residential district, owners of lots that are 6 acres or more can come before the Planning Board for special exception approval for keeping of farm animals, which could be commercial enterprises as well as for personal uses.

Ginger L. Proulx, 244 Libby Avenue, came to the podium and said her keeping of chicken and goats is what prompted the proposed change to the Code. She described the method she and her husband use to raise meat birds, 25 at a time, and asked how the number of 20 chickens was reached. Mr. Poirier replied that the number was reached as an average based on research in other communities. Ms. Proulx also asked for clarification on the section dealing with waste storage and removal.

After discussion and taking into consideration Ms. Proulx's comments, the Board approved a change to Section 1) a. (3) dealing with the number of chickens that may be kept. The Board also changed Sections 1) a. (1) and (2) dealing with lot sizes, with deletions ~~struck through~~ and additions underlined. These changes are shown below:

“1) Number of Farm Animals allowed:

a. Chickens:

- (1) Two chickens may be kept on a lot with a lot area less than ~~15,000~~ 20,000 square feet.
- (2) Up to ten (10) chickens may be kept on a lot with a lot area between ~~15,000~~ 20,000 square feet and 40,000 square feet.
- (3) ~~Twenty (20)~~ Twenty-five (25) chickens may be kept on a lot with a lot area greater than 40,000 square feet.”

Following considerable discussion, the Board agreed to leave the “3 cubic yard” limitation of waste stored on site, outlined at Section 4, Waste Storage and Removal, as it is currently proposed.

2. Proposed Amendments to the Gorham Land Use and Development Code relating to street frontage.
CHAPTER I – ZONING REGULATIONS, Section V – Definitions, Street Frontage

Mr. Poirier said that as this item is scheduled on the Board's regular meeting agenda, he will discuss it at that time.

Other Business. None

Adjournment.

The workshop adjourned at 7:05 p.m. to proceed to the regularly scheduled meeting.

Respectfully submitted,

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