



**Town of Gorham**  
**April 26, 2010**  
**PLANNING BOARD MINUTES**

LOCATION: Municipal Center Council Chambers, 75 South Street, Gorham, Maine

**Members Present:**

**EDWARD ZELMANOW – Acting Chairman**  
**LAUREN CARRIER**  
**THOMAS FICKETT**  
**GEORGE FOX**  
**CHRISTOPHER HICKEY**  
**THOMAS HUGHES**  
**ANDREW MCCULLOUGH**

**Staff Present:**

**THOMAS POIRIER, Town Planner**  
**BARBARA SKINNER, Clerk of the Board**

Edward Zelmanow, Acting Chairman, called the meeting to order at 7:25 p.m. and read the Agenda. The Clerk called the roll, noting that all members were present.

**APPROVAL OF THE APRIL 5, 2010 MINUTES**

**Thomas Hughes MOVED and Thomas Fickett SECONDED a motion to approve the minutes of April 5, 2010. Motion CARRIED, 3 ayes (Lauren Carrier, George Fox, Christopher Hickey and Andrew McCullough abstaining as not having been present at the April 5, 2010 meeting). [7:31 p.m.]**

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**REORGANIZATION OF THE BOARD**

**A. Introduction of Appointees**

The Board members introduced themselves.

**B. Election of Officers**

The Clerk called for nominations for the position of Chairman.

Thomas Hughes nominated Edward Zelmanow for the position of Chairman. There were no further nominations. The nomination approving Edward Zelmanow as Chairman CARRIED, 7 ayes.

The Chairman called for nominations for the position of Vice Chairman.

Mr. Zelmanow nominated Thomas Hughes for the position of Vice Chairman. There were no further nominations. The nomination approving Thomas Hughes as Vice Chairman CARRIED, 7 ayes.

**C. Committee Appointments**

Mr. Zelmanow announced that the previous Sign Ordinance Review Committee will be combined with the Ordinance Review Committee. Mr. Poirier gave a brief overview of the responsibilities of each committee, noting that the Ordinance Review Committee considers items forwarded by the Town Council which require that the Planning Board amend ordinances to accomplish specific purposes. The Committee meets outside a regular Planning Board meeting to review and

discusses what was forwarded by the Council and to draft proposed language to be considered in public hearing by the full Board. Mr. Poirier said that the Streets and Ways Sub-Committee typically holds site walks for private way applications and deals with any ordinance changes involving streets and ways. Mr. Hughes commented that all members of the Board are welcome to attend site walks for private ways, but the members of this Sub-Committee are required to do so.

1. Ordinance Review Committee: George Fox, Christopher Hickey, Thomas Hughes, Andrew McCullough, Edward Zelmanow
2. Streets and Ways Sub-Committee: Lauren Carrier, George Fox, Thomas Fickett, Thomas Hughes

Mr. Zelmanow asked that at the first meeting of each committee, a chairperson be elected with that information being provided back to the Board.

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## COMMITTEE REPORTS

**A. Ordinance Review Committee** – Mr. Zelmanow reported that he and Mr. Poirier attended the Town Council’s Ordinance Committee meeting on April 9. Three things of import are the Council passed an amendment to the Land Use and Development Code to now allow auxiliary public utility structures on lots that do not meet minimum size. Secondly, the Council’s Ordinance Committee is working on an ordinance to regulate wind turbines within the Town of Gorham. Finally, the Ordinance Committee has referred amendment language to the Land Use and Development Code to the Council regarding the keeping of farm animals on lots smaller than 6 acres. Mr. Poirier noted that the Council’s Ordinance Committee has received and forwarded to the Council the Planning Board’s proposed language dealing with open space in the Development Transfer Overlay District, which will be on the Council’s May 4 meeting agenda.

**B. Streets and Ways Sub-Committee** – No report.

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**ADMINISTRATIVE REVIEW REPORT** – Mr. Poirier reported that there is one new administrative project currently going through staff review process dealing with the proposal by Dana Lampron to improve his 1.278 acre lot at the corner of Route 25 and Dingley by regrading the lot, enlarging the gravel parking area for parking of fuel oil delivery trucks and constructing an 11’ by 47’ concrete pad for a 30,000 gallon propane storage tank. Currently staff is awaiting resubmission by the applicant based on staff’s review comments.

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**OTHER BUSINESS** – The Board discussed the site walk scheduled for Friday, April 30, 2010, at 5:00 p.m. The consensus among the Board is that site walks should be scheduled on a site-by-site basis, with the majority of the members preferring not to hold weekend site walks. Mr. Poirier suggested that a site walk should be scheduled for Sawyer Estates as well as for the Shaw Brothers Brickyard site. Mr. Fickett suggested that perhaps both of these site walks could be held on a Saturday.

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**ADJOURNMENT**

**Thomas Fickett MOVED and Thomas Hughes SECONDED a motion to adjourn.  
Motion CARRIED, 7 ayes. [7:50 p.m.]**

Respectfully submitted,

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Barbara C. Skinner, Clerk of the Board  
\_\_\_\_\_, 2010