



Town of Gorham
PLANNING BOARD WORKSHOP NOTES
JANUARY 3, 2011

A workshop meeting of the Gorham Planning Board was held on Monday, January 3, 2011, 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, Thomas Fickett, Christopher Hickey, and Andrew McCullough. Board members Lauren Carrier and George Fox were absent. Also present were Town Planner Thomas Poirier and Planning Board Clerk Barbara Skinner.

REVIEW DECEMBER 6, 2010 WORKSHOP NOTES

There were no comments or corrections to the December 6, 2010 Workshop Notes.

1. PROPOSED AMENDMENTS TO THE GORHAM LAND USE AND DEVELOPMENT CODE relating to the Keeping of Farm Animals in the Urban Residential District and Suburban Residential Districts - **CHAPTER I – ZONING REGULATIONS, Section VI – Urban Residential District, B. Permitted Uses and C. Special Exceptions; and Section VII – Suburban Residential District, C. Special Exceptions; and CHAPTER II, GENERAL STANDARDS OF PERFORMANCE, Section XII – Keeping of Urban Farm Animals**

Mr. Poirier said that the item is on the Workshop Agenda so that the Board is aware that the Town Attorney has recommended one additional amendment to Sections VI and VII of Chapter 1 under Special Exceptions stating that “Notwithstanding the provisions of this subsection C, keeping of farm animals is exempt from special exception review and minimum lot area if kept meeting the requirements under Chapter II, Section XII – Keeping of Urban Farm Animals.” This additional language will separate special exception uses from accessory permitted uses.

It was suggested that “keeping of urban farm animals” be changed to “keeping of farm animals in the urban district.”

2. UPDATED ZONING AMENDMENT PROCESS

Mr. Poirier explained that the Town Council has identified a new process for zoning amendments. Basically there will be two classifications of zoning amendments: those that the Planning Board recommends to the Council to move forward with, and those that the Council wants to move forward with. If the Board has an amendment it wishes to recommend to the Council, the Board can write the language any way it wishes; however, if it is a zoning amendment that the Council wishes to move forward with, the Board may not rewrite the amendment but may only hold a public hearing and identify any concerns the Board has without rewriting the ordinance. Any ordinance proposed by the Council would not go first to the Planning Board’s ordinance subcommittee, but would go directly to a public hearing. However, the Council can request that the Board draft specific ordinance language on a subject and that request would go to the Planning Board’s ordinance subcommittee to draft such language.

Other Business. None

Adjournment.

The workshop adjourned at 6:45 p.m. to proceed to the regularly scheduled meeting.

Respectfully submitted,

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