



Town of Gorham
PLANNING BOARD WORKSHOP NOTES
FEBRUARY 7, 2011

A workshop meeting of the Gorham Planning Board was held on Monday, February 7, 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, George Fox and Andrew McCullough. Board member Lauren Carrier was absent. Also present were Zoning Administrator Sandra Mowery, Town Planner Thomas Poirier and Planning Board Clerk Barbara Skinner.

REVIEW JANUARY 3, 2011 WORKSHOP NOTES

There were no comments or corrections to the January 3, 2010 Workshop Notes.

1. Proposed Amendments to the Gorham Land Use and Development Code relating to the definition of sheds.

Mr. Poirier explained that the proposed definition has come forward from planning and code staff. The Code office receives many requests for shed permits, and it was determined that a shed should not be subjected to having to meet regular setbacks for a building or a house. It was decided that a definition for a shed should be added to the Land Use Code that would require a shed to meet only a 5 foot side and rear yard setback, but which would still be required to meet the front yard setbacks. Five feet was selected to permit access around a shed to allow for maintenance without going on a neighbor's property. Shed size was selected at 10 by 15 feet, or 150 square feet, and no higher than 15 feet.

Mr. Poirier reminded the Board that this is language from the Council, and therefore the Board will not rewrite it but will simply provide bulleted suggestions in a letter to the Council.

The Board then reviewed the proposed language, as shown below:

“Shed An accessory detached building used for residential storage, allowed in all district. If a shed is less than 150 square feet in total area and has a height of less than 15 feet, the shed need only meet a 5 foot per side and/or rear yard setback requirement. Only one shed per lot shall be allowed to have the reduced setback. Additional sheds on the lot must meet the otherwise applicable setbacks for the zoning district in which they are located.”

After discussion, the Board concurred that the word “only” should be included in the beginning of the sentence so that it would read “An accessory detached building used *only* for residential storage...”

Mr. Hickey said that as long as there have been no appeals about sheds, he does not believe the proposed language is necessary.

Other Business. Mr. Poirier said that major site plan review is triggered when there is 10,000 cubic yards of earth movement or 10,000 square feet of pavement. However, with the advent of new stormwater laws, he suggested that the Board may want to look at changing that 10,000 square feet of pavement to 10,000 square feet of impervious area or surface, which could trip certain projects into Planning Board review rather than staff review. The Board could propose such a change to the Council in a letter.

Mr. Zelmanow suggested that this could be a discussion item for a March workshop. Ms. Mowery said that she would provide the Board with information for the workshop regarding threshold criteria.

The Board adjourned its workshop meeting at 6:55 to proceed to its regular meeting.

Respectfully submitted,

Barbara C. Skinner, Clerk of the Board
_____, 2011