



Town of Gorham
PLANNING BOARD WORKSHOP NOTES
JULY 11, 2011

A workshop meeting of the Gorham Planning Board was held on Monday, July 11, 2011, at 6:30 p.m. in the Burleigh H. Loveitt Council Chambers, 75 South Street, Gorham, Maine.

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

REVIEW JUNE 6, 2011 WORKSHOP NOTES

There were no comments or corrections to the June 6, 2011 Workshop Notes.

1. Discussion on Residential Density

Mr. Poirier discussed the “Visualization Tool – Density” handout from the State Planning Office provided in the Board’s packet as a way of showing what density looks like, compared with the residential density currently allowed under the Code. He called the Board’s attention to the sheet showing Gorham’s residential density standards and requirements, based on the Urban Residential/Village Center district, Suburban Residential/Roadside Commercial/Commercial Office districts, Rural district, and Development Transfer Overlay district, noting, for example, that the State’s depiction of “3 dwelling units per acre” corresponds to the Town’s Urban Residential district requirements.

Mr. Poirier then discussed the Gorham East-West Corridor study. He said that the second phase of the study will require Gorham, Scarborough, Westbrook, and South Portland to begin to take action to achieve an urban to rural land use pattern. This means that Phase II of the study will look to identify growth areas within the Town of Gorham. These growth areas will be designed as dense Town Centers with the specific goal of enabling and taking advantage of transit opportunities over the long term. The Town will then be required to amend the Comprehensive Plan and the Land Use and Development Code to achieve the urban to rural land use pattern recommended in Phase II of the study. He noted that the Council may involve the Board in the process of amending the Comprehensive Plan.

Mr. Poirier noted that the DOT and Turnpike Authority would like to see growth concentrated where there is infrastructure to support it and bring in other modes of transportation other than the automobile. Growth has occurred in Gorham that has not been identified in the Comprehensive Plan.

The next step will be the conclusion of the study with recommendations of where the Town needs to move forward to identify growth areas, mixed use areas, and perhaps form-based zoning. In response to a query from Mr. Fox, Mr. Poirier said that the Town will have some input on what Gorham wants.

2. Discussion on Parking Standards

The Board concurred that this item should be first discussed at an Ordinance Subcommittee meeting at some time in the future.

Other Business. Mr. Poirier noted that the Hansen contract zone item will be on the next workshop agenda.

Adjournment.

The workshop adjourned at 6:50 to proceed to the regularly scheduled meeting.

Respectfully submitted,

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