



**Town of Gorham**  
**PLANNING BOARD WORKSHOP NOTES**  
**AUGUST 1, 2011**

A workshop meeting of the Gorham Planning Board was held on Monday, August 1, 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, and Corey Theriault. Board member Andrew McCullough was absent. Also present were Town Planner Thomas Poirier and Planning Board Clerk Barbara Skinner.

### **REVIEW JULY 11, 2011 WORKSHOP NOTES**

There were no comments or corrections to the July 11, 2011 Workshop Notes.

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#### **1. Overview of Contract Zoning**

Mr. Poirier presented an overview of what contract zoning is, what the Ordinance provides, where contract zones are located in the Town of Gorham, and what limitations and stipulations can be placed on contract zones by a municipality. Mr. Poirier explained that contract zoning is a land use regulation whereby a local government allows a private party to rezone a parcel of land on the condition that the limits or restrictions set by the municipality for the parcel are accepted by the owner. Once the limitations are established for a contract zone proposal, the Town Attorney or the applicant's attorney will draft the contract zoning language for review and approval.

Currently in Gorham, there are three Contract Zones, III, IV and V. Contract zones I and II were rescinded at the applicants' request. Mr. Poirier explained that Contract Zone III is the Gorham Savings Bank headquarters/commercial park. Contract Zone IV is multi-unit elderly housing on School Street; the Contract Zone allowed an increase in the number of units. Mr. Poirier noted that the use must be compatible with permitted uses in the district. Contract Zone V is Kasprzak's Pheasant Knoll, which permitted increased density with Kasprzak being required to upgrade the pump station at USM and extend the sidewalk into the Village.

Mr. Poirier said that the Planning Board will hold a public hearing on the contract zone application with recommendations on limitations, the contract zone will be written and reviewed by the Town Attorney, and then the package will be forwarded to the Council. In reply to Mr. Fox, Mr. Poirier said that one of the limitations that could be imposed is that the contract zone runs with the property unless and until it is rescinded. The Council at its option may revise the Board's recommendations. Following the establishment of the contract zone, an applicant may then come forward with a site plan application under the provisions of the contract zone.

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#### **Other Business**

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#### **Adjournment**

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

Respectfully submitted,

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Barbara C. Skinner, Clerk of the Board  
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