



**Town of Gorham**  
**PLANNING BOARD WORKSHOP NOTES**  
**OCTOBER 3, 2011**

A workshop meeting of the Gorham Planning Board was held on Monday, October 3, 2011, at 6:00 p.m. in the Burleigh H. Loveitt Council Chambers, 75 South Street, Gorham, Maine.

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

**REVIEW SEPTEMBER 12, 2011 WORKSHOP NOTES**

There were no comments or corrections to the September 12, 2011 Workshop Notes.

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**Item 1 Presentation by Department of Inland Fisheries & Wildlife, “Beginning with Habitat.”**

Mr. Poirier introduced Steve Walker, of IF&W’s “Beginning with Habitat” program, designed to help communities identify wetland and other habitats worthy of conserving and as a way of identifying areas in Gorham for conservation, as well as utilizing development transfer funds.

Steve Walker described himself as a wildlife biologist, has had planning experience, and has been with IF&W for some 6 years, working to integrate the agency’s conservation priorities into local and regional planning efforts. He said that IF&W sees action at the local level as their greatest hope for long term conservation of not only local communities but Maine as a state.

Mr. Walker gave a presentation on IF&W’s mapping data as it relates to Gorham, such as high value habitats; high value plant and animal habitats and animal habitat corridors, such as the New England cottontail and fish-friendly stream crossings; water resources and riparian habitats; undeveloped habitat blocks and habitat connections; conservation lands; and large areas of interior forests, combined with maps illustrating each different topic.

Ms. Shain raised the issue of the financial benefits of conservation.; Mr. Walker said there are models on line on their site to calculate potential costs and cost avoidances. Mr. Zelmanow asked Mr. Walker whether IF&W would work with the Town to identify critical areas which could be purchased with Transfer Development Rights (TDR) funds. Mr. Walker said they would like the opportunity to work with the Town to identify such areas, and if some of those areas coincide with the New England cottontail habitat, there is even more funding available which could be matched to the TDR funds. Mr. Hickey and Mr. Walker discussed what size project triggers IF&W review. Mr. Walker replied that IF&W does not get an automatic notification unless the development triggers the DEP natural resource protection act, such as the project involves substantial wetland fill or a stream crossing or is in a significant wildlife habitat area; otherwise through Site Location of Development if more than a certain number of lots is involved with more than an acre of impervious surface being impacted. Mr. Walker said they would also like to know about any development that could impact brook trout streams, as shown on map , such as work within 100 feet of such a stream or a road crossing over a brook.

Mr. Zelmanow asked staff if peer reviewers are taking into consideration any of the IF&W concerns. Mr. Poirier said he does not believe that the Town’s engineering peer review would look for trout stream habitat or anything similar, inasmuch as they are looking at engineering and whether it meets Town ordinances. Mr. Zelmanow said in that case it is up to the Board and the applicant’s engineer. Ms. Shain asked if flagging of some of these areas could be done; Mr. Poirier said staff could provide information from some of the

Beginning with Habitat maps for the Board's review. Mr. Walker suggested that the Town's ordinance could perhaps be modified to read that include compliance with Beginning with Habitat's resources. Mr.

Zelmanow suggested that perhaps the Ordinance Subcommittee could look at amending some of the review criteria to incorporate IF&W criteria.

The workshop was adjourned at 6:57 to proceed to the regularly scheduled Planning Board meeting.

Respectfully submitted,

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Barbara C. Skinner, Clerk of the Planning Board  
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