



Town of Gorham
PLANNING BOARD WORKSHOP NOTES
MAY 7, 2012

A workshop meeting of the Gorham Planning Board was held on Monday, April 2, 2012, at 6:30 p.m. in the Municipal Center Council Chambers, 75 South Street, Gorham, Maine.

The Chairman called the workshop to order at 6:40 p.m. The Clerk called the roll, noting that in attendance were Edward Zelmanow, Chairman, Thomas Hughes, George Fox, Corey Theriault and Melinda Shain (arrived at 6:50 p.m.). Christopher Hickey and Andrew McCullough were absent. Also present were Town Planner Thomas Poirier and Planning Board Clerk Barbara Skinner.

REVIEW APRIL 2, 2012 WORKSHOP NOTES

There were no comments or corrections to the April 2, 2012 Workshop Notes.

ITEM 1 Land Use Code Amendment to Chapter II, Section V, Minimum Standards for the Design and Construction of Streets and Ways

Mr. Poirier said that the proposed changes are a result of efforts by the Board’s Streets and Ways Subcommittee, along with staff. The Board first discussed the section dealing with site distances and made the following changes:

~~“For standard passenger vehicles, †The sight distances shown for standard vehicles will in the middle column apply, if unless more than 30% of the traffic projected to use the proposed entrance will be larger vehicles, in which case the sight distances shown in the right hand column for larger vehicles will apply.~~

Table 1 – Sight Distance

Posted Speed	Sight Distance Standard Vehicles	Sight Distance Larger Vehicles
(MPH)	(Feet)	(Feet)
20	155	230
25	200	300
30	250	375
35	305	455
40	360	540
45	425	635
50	495	740
55	570	855
60	645	965

For entrances located on Mobility Arterials outside of the urban compact areas, as defined by the Maine Department of Transportation, the site distance for entrances shall meet the Maine Department of Transportation Mobility Site Distance requirements unless a waiver has been granted by the Maine Department of Transportation.“

The Board concurred with the following other changes

Involving Pavement: “(1) Where pavement placed joins an existing pavement, the existing pavement shall be cut along a smooth line and to a neat, even, vertical joint and the existing pavement shall have a 1 -1/2” minimum grind at least 1’ from the edge of the vertical joint. Broken or raveled edges will not be permitted, nor deviation from grade. A tack coat shall be applied to all joints prior to placement of new pavement. “

Involving General Construction Requirements: “f) Catch basin leads shall not exceed 12 inches in elevation between the inverts of the catch basin lead and the main drain. ~~enter the drainage system at manholes only. The difference in elevation between the inverts of the lead and the main drain shall not exceed 12 inches.~~

Mr. Theriault noted that all references to “AutoCad” should properly be shown as “AutoCAD.”

Involving Storm Water Drainage System Plans: “8) Storm water Drainage System Plans - All storm water drainage designs shall be prepared and sealed by a professional engineer registered in the State of Maine. Plans shall show the plan profile, cross sections and details of appurtenances. No construction shall be permitted until the Public Works Director or the Director’s designee has reviewed and approved the proposed storm water drainage plans. The developer is responsible for obtaining all other permits and approvals which are required prior to construction. Upon completion of construction and prior to acceptance of any street, a final set of reproducible record drawings, ~~and 3 sets of paper,~~ and one (1) digital AutoCAD copy of “as built” record drawings of the Storm Water Draining System Plans will be incorporated into the project drawing and a final set of as-built prints shall be delivered to the Public Works Director or the Director’s designee.

Involving Standards for Private Ways: “6) Private ways while under construction may be monitored and inspected by the Town Engineer, or a representative designated by the Town Manager or at the Towns option, a registered professional engineer hired by the Town at the developers expense per the requirements of Chapter II, Section V, Subsection I. Notwithstanding the above, prior to the issuance of the final certificate of occupancy, the Developer must submit three (3) paper copies and one digital AutoCAD copy of an accurate final set of “as built” record drawings prepared and sealed by a professional engineer. ~~occupaney permits for any of the lots served by the private way, the Developers Engineer shall certify to the Code Enforcement Officer that the private way has been constructed in accordance with this section and the approved Private Way Plan.~~

Involving Monitoring of Public Improvements: “The Town shall issue no Certificate of Occupancy for the project until (1) all monitoring fees are paid in full, and (2) all required improvements have been constructed in substantial accordance with the approved plans and specifications, except as expressly authorized to the contrary by the Planning Board. “

“Prior to issuing the final certificate of occupancy for lots served by a new street or private way, the private way or street must be fully constructed and, the Developer must submit three (3) paper copies and one (1) digital AutoCad copy of an accurate final set of “as built” record drawings prepared and sealed by a professional engineer and that include...”

“5) If at any time before or during the construction of the required improvements the developer demonstrates to the satisfaction of the Town’s Engineer that unforeseen conditions make it necessary or preferable to modify the location or design of such required improvements, the Town’s Engineer may authorize modifications, provided that these modifications are within the spirit and

intent of the Planning Board's approval, that they do not materially affect the criteria and standards employed by the Planning Board during its review, and that they do not substantially alter the function of any public improvements required by the Board. The Town's Engineer shall issue any authorization under this provision in writing and shall transmit a copy of such authorization to the Town Planner. Planning Board at its next regular meeting."

Mr. Theriault asked Mr. Poirier to provide a definition of a "standard" vehicle.

The workshop adjourned at 6:55 p.m. to proceed to the regularly scheduled Board meeting.

Respectfully submitted,

Barbara C. Skinner, Clerk of the Board
_____, 2012