



**Town of Gorham**  
**PLANNING BOARD WORKSHOP NOTES**  
**JUNE 4, 2012**

A workshop meeting of the Gorham Planning Board was held on Monday, June 4, 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, Christopher Hickey, Thomas Hughes, George Fox, Corey Theriault and Melinda Shain. Andrew McCullough was absent. Also present were Town Planner Thomas Poirier and Planning Board Clerk Barbara Skinner.

**REVIEW MAY 7, 2012 WORKSHOP NOTES**

There were no comments or corrections to the May 7, 2012 Workshop Notes.

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**1. Land Use & Development Code changes: Chapter II, Section V: Minimum Standards for Design and Construction of Streets and Ways.**

Mr. Poirier noted that at the Board's request, one change was added on Page 104 to define what is meant by "larger vehicles" in the Sight Distance table. No other changes were made to the document that the Board reviewed at its May meeting.

Mr. Poirier said that if the Board would like to see these changes move forward, Mr. Zelmanow as Planning Board Chairman should send a letter to the Town Council Chairwoman requesting that the Council consider adopting the changes.

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Mr. Poirier said that the next two changes came to the Board from the Town Council. If there are any additional changes the Board wants to make, the language would be revised and the items would be on the Board's July 16, 2012 agenda as public hearings. These items were reviewed by the Board's ordinance subcommittee.

**2. Land Use & Development Code changes: Chapter III, Sections III, IV and V: Performance Guarantee Process.**

Mr. Poirier said that this change will identify submission requirements for financial capacity for the Board to review, and indicating that the Board cannot approve a project unless financial capacity has been established. Mr. Poirier said that the current performance guarantee process is not in sync with the ordinance.

Mr. Zelmanow noted a change to be made on the first page of the proposed language to make under 24 c), as well as other minor changes such as "must" and "will." Mr. Poirier and Ms. Shain discussed the phasing requirement.

**3. Land Use & Development Code changes: Chapter II, Section V: Streets offered for Acceptance.**

Mr. Poirier explained that at times there are exposed road bases which have not received final pavement for extended periods of time. This change will allow the Public Works Director to pull the bond should one of those roads begin to deteriorate.

There were no additional changes to this proposed amendment.

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## **ADJOURNMENT**

The workshop adjourned at 6:45 to proceed to the regularly scheduled Planning Board meeting.

Respectfully submitted,

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Barbara C. Skinner, Clerk of the Board  
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