



Town of Gorham
PLANNING BOARD WORKSHOP NOTES
JULY 16, 2012

A workshop meeting of the Gorham Planning Board was held on Monday, July 16, 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 6:30 p.m. The Clerk called the roll, noting that in attendance were Edward Zelmanow, Chairman, Christopher Hickey, Thomas Hughes, George Fox, and Melinda Shain. Corey Theriault was absent. Also present were Town Planner Thomas Poirier and Planning Board Clerk Barbara Skinner.

REVIEW JUNE 4, 2012 WORKSHOP NOTES

There were no comments or corrections to the June 4, 2012 Workshop Notes.

ITEM 1 Discussion about Plan Signatures

Mr. Poirier said that the Code requires a majority of the Planning Board (4 signature) for subdivision plans, but there is nothing in the Ordinance about a requirement of 4 signatures for site plans. He has spoken to the Town Attorney, who suggested that he speak with MMA about signature requirements. He said that what the Board could do for site plans for applicants who want to meet a certain time line is to add a condition of approval such as that in the findings of fact which authorizes the Chairman to sign on behalf of the Board.

Mr. Zelmanow asked if the Registry of Deeds would accept plans without signatures. Ms. Shain said that she does not believe she has ever seen a subdivision that has been recorded that did not have multiple planning board signatures, and that she would not be comfortable in recommending that subdivision plans be signed only by the Chairman.

The Board discussed a proposition from Mr. Hickey that an approved plan will be signed at the next Planning Board meeting, and a special fee will be assessed for "expedited" signature service. Mr. Hughes said he would be a very strong dissenting vote on such a proposal, that the Board is to serve the public, and applicants and developers are being delayed by the Board's inability to come in to sign approved plans. Any additional fee would have to be approved by the Town Council. There was also discussion about applicants' expectations and timing needs.

Mr. Hickey suggested that this subject be a topic of discussion for the Board's ordinance subcommittee meeting. Ms. Shain suggested getting input from developers. Mr. Zelmanow indicated that he would not want to see the expedited fee option become standard practice. Mr. Poirier suggested finding out from an applicant what the urgency might be in his schedule. The consensus was to add a condition of approval that the Chairman could sign on behalf of the entire Board for site plans. Ms. Shain said that signature stamps were not allowed on Registry copies.

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