



Town of Gorham
PLANNING BOARD WORKSHOP NOTES
AUGUST 6, 2012

A workshop meeting of the Gorham Planning Board was held on Monday, August 6, 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, Thomas Hughes, George Fox, Melinda Shain and Corey Theriault. Christopher Hickey was absent. Also present were Town Planner Thomas Poirier and Planning Board Clerk Barbara Skinner.

REVIEW JULY 16, 2012 WORKSHOP NOTES

There were no comments or corrections to the July 16, 2012 Workshop Notes.

ITEM 1 Discussion of Chapter II, Streets and Ways –Proposed Amendments to the Land Use and Development Code

Mr. Poirier explained that changes to Chapter II Streets and Ways originated with the Board's Streets and Ways Subcommittee. After multiple workshops, a letter was sent to the Town Council forwarding the proposed changes. The Council has heard the item and has referred it back to the Board for a public hearing, which has not been set due to timing constraints with the public notice process. However, before a public hearing is heard, one other change is being suggested to Section F. Street Design Standards – Public Way, 4) Dead End Streets and Streets Providing Sole Vehicular Access, to add that a hammerhead turnaround should be constructed as a right turn off the street. This language will deal with the Public Works Director's concerns about hammerhead turnarounds being constructed as left turns off the street.

The proposed language is as follows:

“A hammerhead turnaround shall be constructed as a right turn off the street and paved to specified street standards, whether temporary or permanent, for a distance of 50 feet from the roadway edge at ninety degrees (90) to the street it serves. “

Mr. Zelmanow said the word “shall” should be changed to “must” in the first sentence. The Board discussed whether any exceptions or modifications under the proposed language would be allowed and queried whose discretion would prevail, the Board's or the Public Works Director's, with certain Board members expressing reluctance at relinquishing Planning Board authority in this regard. There were also questions raised as to whether a hammerhead to the left posed any safety issues, with Mr. Theriault saying that a plow turning to the left would create a large snow berm which could have safety ramifications. There was discussion as well about the aesthetics of right turning hammerheads impacting viewsheds of residents and abutters.

Ultimately, the Board concluded that the proposed language should be reviewed by the Board's Streets and Ways Subcommittee, with the Public Works Director present at such a meeting. Staff was also asked what other municipalities may have done in this regard.

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

Respectfully submitted,

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