



**Town of Gorham**  
**PLANNING BOARD WORKSHOP NOTES**  
**NOVEMBER 5, 2012**

A workshop meeting of the Gorham Planning Board was held on Monday, November 5, 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 Christopher Hickey was absent. Also present were Town Planner Thomas Poirier and Planning Board Clerk Barbara Skinner.

**REVIEW OCTOBER 1, 2012 WORKSHOP NOTES**

There were no comments or corrections to the October 1, 2012 Workshop Notes.

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**ITEM 1      Overview of Ordinance Amendments Before the Planning Board**

Mr. Poirier explained that this overview is to update the Board as to the status of two zoning amendments and one map amendment currently in the amendment process. The first item involves revising certain sections and clarifying other sections in Section V of the Code, General Standards for the Design and Construction of Streets and Ways. Mr. Poirier reminded the Board that during the Board's review of the Risbara Wagner Farm application, it became apparent that the Streets and Ways Table I may need to be updated as the AASHTO standards referenced may not apply. Mr. Poirier said that staff has done some preliminary review of the required changes to Table I, and there may be substantive changes which could require hiring a traffic engineer to provide recommendations. Mr. Poirier suggested that the Board may wish to hold a public hearing on the current amendments, and then recommend to the Council that the Board look at the Table review separately. A public hearing on the current recommendations could be held on December 3, 2012.

Mr. Zelmanow suggested that staff speak to the Town Manager about whether the Town Council would like to keep the review of Table 1 together with the current changes. If Mr. Cole recommends that the review be kept together, Mr. Poirier said he would ask the Board's Streets and Ways Subcommittee to work with an outside engineer on the review of Table 1.

Mr. Poirier said that the second item under consideration is the reorganization and codification of the Land Use Code, which has been forwarded to the Planning Board. Mr. Zelmanow said he believes that what was discussed in the Town Council meeting involves hiring an outside service to reorganize the Code without changing the substance. Mr. Poirier said that if there are provisions in other municipal codes that Board members like, this information can be included in the review process. Mr. Zelmanow suggested that staff find out what companies perform this service and what their costs and time frames would be. Mr. Poirier said he would set up a meeting with the Ordinance Review Committee to outline the initial steps required and establish a time frame. Mr. Poirier said the third item under consideration is a map amendment for revisions in the Gorham Village Center district, primarily to correct a number of lots which are split between two separate zones and adjust the boundary lines to be consistent with uses currently on the parcels. He said that staff is preparing a memo and a map for the Board's December 3, 2012 workshop. Mr. Zelmanow

said that if the Board has issues during the workshop, the item can then be sent to the Board's ordinance committee.

Mr. Hughes asked if an update is ongoing for the Town's Comprehensive Plan. Mr. Poirier said that the Town Council can set up an outside review committee or it can just send the update to the Planning Board. Mr. Poirier said staff is gathering data for an update, but it is a long process. Mr. Zelmanow said he believes that David Galbraith, Zoning Administrator, should approach the Town Council on the issue of an update to the Comprehensive Plan.

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

Respectfully submitted,

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Barbara C. Skinner, Clerk of the Board