



**Town of Gorham**  
**PLANNING BOARD WORKSHOP NOTES**  
**April 2, 2007**

A workshop meeting of the Gorham Planning Board was held on Monday, April 2, 2007, at 6:00 p.m. in the Municipal Center Council Chambers, 75 South Street, Gorham, Maine.

In attendance were Susan Robie, Chairperson, Douglas Boyce, Thomas Fickett, Michael Parker, Mark Stelmack and Edward Zelmanow. Board Member Thomas Hughes was absent. Town Planner Deborah Fossum, Assistant Planner Tom Poirier, Natalie Burns, Esquire, Town Attorney, and Board Clerk Barbara Skinner were also present.

**1. Notes of March 12, 2007, Workshop Meeting.**

There were no comments or corrections to the March 12, 2007, workshop notes.

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**2. Zoning Text / Map Amendment – 359A Mosher Road – by Norman K. Richardson**

*Discuss a proposal to rezone land off Route 237 from Suburban Residential to Roadside Commercial. [The Town Council is recommending an amendment to the performance standards governing Rural Entrepreneurial Uses in place of a zoning map amendment.] Map31 / Lot 9, 10 & 11.*

Ms. Fossum said that clarification is needed as to whether the Town Council's recommended amendment to the performance standards governing Rural Entrepreneurial Uses will apply to both the Suburban and Rural District.

Ms. Robie explained that in Chapter I, Section VII, Suburban Residential District, E. Performance Standards, 2, Rural Entrepreneurial Uses, f), the Town Council is recommending the following additional language, which is underlined, as follows:

“f) The non-residential activity shall occur completely within the building and there shall be no outside storage of materials, equipment, or products except nonresidential activities stated in standard l). No equipment or machinery associated with the use other than normal heating and ventilation units shall be located or operated outside the building.”

Standard “l)” is proposed to be as follows, with new language underlined:

“The non-residential activity not occurring completely within the building will be compatible with the surrounding uses and may be limited by the Planning Board as part of the approval of the site plan to assure compatibility.”

All other standards shall continue to apply.

Mr. Stelmack said this has been modified to include not only the paintball use requested by Mr. Richardson, but other uses as well. Ms. Robie agreed, saying the other uses have to meet the performance standards, including new standard “l).”

Ms. Burns said that one issue that needs to be addressed is to define “compatible” as used in standard “l).” After discussion, Ms. Burns recommended that “compatible” be determined through the application of the other standards of the sections, so the initial language for standard “l)” as proposed by the Town Council was modified by the Board to read as follows:

“l) (~~The~~) Any non-residential activity not occurring completely within the building will be compatible as determined through the application of standards a) through k) of this section with the surrounding uses and may be limited by the Planning Board as part of the approval of the site plan to assure compatibility.”

Based on Ms. Burns' advice, the Board concluded that standard l) should be modified to add lighting, as follows:

“ i) The use shall not produce noise, odors, fumes, lighting, vibrations, or electrical interference at the boundaries of the parcel that exceed the levels produced by typical single-family residential uses.”

In order not to allow outside storage and not to conflict with standard “I” allowing activity outside the building, the Board then agreed that the original standard “f)” (“The non-residential activity shall occur completely within the building and there shall be no outside storage of materials, equipment, or products except nonresidential activities stated in standard I). No equipment or machinery associated with the use other than normal heating and ventilation units shall be located or operated outside the building.” should be modified as follows:

“f) In no event shall there be any outside storage or display of materials, equipment or products. No equipment or machinery associated with the use other than normal heating and ventilation units shall be located or operated outside the building.”

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**3. Zoning Map Amendment – Route 25 / Main Street – by Grondin Properties, LLC, Kenneth Grondin, Member**

*Discuss a proposal to rezone land along Route 25 between the Westbrook Town Line and Crockett Interiors, including a portion of the lot owned by Crockett Interiors and Lots 7 & 8 in the Grondin Commercial Subdivision, from Industrial to Roadside Commercial. Map 12/Lots 26.007 & 26.008.*

Owens McCullough, Sebago Technics, explained that Lots 7 and 8 were initially zoned Industrial but along the Route 25 corridor it now seems more suitable that they, as well as the small portion of the Crockett Interiors lot, be zoned Roadside Commercial. He said that there is an interested party for Lot 7 but the particular use would be Roadside Commercial.

Ms. Robie expressed concern about changing the grade of Lot 8, which now protects the view of the recycling plant. Mr. McCullough said even with a rezoning, any purchaser of the lot would have to come before the Planning Board for site plan review, at which time there would be an opportunity to look at appropriate ways to maintain that screening. He said that even it were cut down, there would still be an embankment along that property line, and landscaping could be integrated into the design. Mr. Stelmack asked if the grading problem would not exist as well if the lot were zoned Industrial. Ms. Robie replied that if the lot were Industrial, it would be more limiting as to what could be done with it, as Roadside Commercial is more “wide open” and least restrictive.

Mr. Parker asked if access to Lot 8 could be restricted to other than Route 25. Ms. Fossum said that the Board could do that, and said that the restrictions placed on the Industrial subdivision would remain in effect unless the Board amended them or granted approval of other access points.

In order to proceed to the regular 7:00 p.m. Planning Board meeting, this workshop was postponed to be continued after the special workshop on the Shaw Brothers Brickyard Quarry and Asphalt Plant workshop scheduled at the end of the regular meeting. [6:53 p.m.]

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Workshop resumed at 9:00 p.m.

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**3. Zoning Map Amendment – Route 25 / Main Street – by Grondin Properties, LLC, Kenneth Grondin, Member - CONTINUED**

Mr. McCullough returned to the podium and discussed certain topographic features of Lot 8, including a knoll straddling the property line of Lot 8 and Plan-it Recycling, saying that a portion of that knoll would always remain. He also mentioned that there a cemetery involved, and it would have a 25-foot buffer protecting it and there will be a 10-foot public access to it.

Ms. Robie noted that one abutter, Joseph Guimond, had submitted a letter opposing the zoning change. Mr. McCullough said he would bring the letter to Mr. Ken Grondin's attention.

Mr. McCullough said he would prepare a cross section from Route 25 through the knoll and the anticipated building elevation. He told me Mr. Boyce that the approximate amount of buildable area on Lot 8; Mr. McCullough replied about ¾ of an acre with the setbacks.

Ms. Robie said this workshop is to get questions out on the table before the public hearing. Mr. Parker said he did not have a problem with the knoll being removed. Mr. McCullough explained why the small piece of property on the Crockett site is involved in this rezoning issue in order to achieve continuity in the zoning. Mr. Boyce asked if, in approving the Grondin Subdivision, an access limitation has been placed on Lot 7, the frontage property, and would that remain in force. Mr. McCullough replied that the restriction was that unless this Board otherwise approved it, access has to be interior on the Gorham industrial road. He said that the interested party in purchasing Lot 7 has expressed an interest in some sort of managed access into his lot from Route 25. Ms. Robie suggested investigating shared access with Crockett Interiors. Ms. Robie and Ms. Fossum discussed the provision in Chapter II, which applies only in the Roadside Commercial District, for a 50-foot right-of-way to be set aside parallel to the roadway, providing for the creation of a frontage road.

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#### **4. Review of "Monthly Status Report"**

Not discussed.

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#### **5. Chairman's Report of Town Council Ordinance Committee Meeting.**

No meeting of the Ordinance Committee this month.

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#### **6. Chairman's Report on Ordinance Sub-Committee Meeting of March 19, 2007**

Report given in regular Planning Board meeting.

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#### **7. Other Business**

- Ms. Fossum spoke about the Presumpscot River agricultural buffer planting project on April 28.
  - Ms. Fossum noted the site walk notes for Diversified Trailers and K.L. Jack Industrial Fasteners. Ms. Robie noted that the proposal is to plant additional balsam firs on the K.L. Jack buffer line and confirmed that no abutters showed up for the site walk.
  - Ms. Robie asked the Board to consider taking off the month of August, suggesting that the July meeting could be held on the 16<sup>th</sup>, and then the next meeting would be on September 10.
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#### **8. Adjournment**

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

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Barbara C. Skinner, Clerk of the Board  
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