



Town of Gorham
PLANNING BOARD WORKSHOP NOTES
June 1, 2009

A workshop meeting of the Gorham Planning Board was held on Monday, May 18, 2009 at 6:30 p.m. in the Municipal Center Council Chambers, 75 South Street, Gorham, Maine.

In attendance were Chairperson Susan Robie, Douglas Boyce, Vice Chairman, Thomas Fickett, Thomas Hughes, Michael Parker, Mark Stelmack, and Edward Zelmanow. Also present were Assistant Planner Thomas Poirier and Planning Board Clerk Barbara Skinner.

1. APPROVAL OF THE MAY 18, 2009 WORKSHOP NOTES

There were no comments or corrections to the May 18, 2009 Workshop Notes.

2. Chairman's Report.

Ms. Robie said she would not make a report at this time.

3. Pre-Application Conference: "Hawkes Farm Subdivision" -- Main Street -- by Design Dwellings, Inc.

Pre-application conference on a proposal for 44 detached single-family residential condominium units on 13.05 acres off Main Street. Zoned Office Residential (Map 26/Lots 13 & 13.002).

Shawn Frank, Sebago Technics, came to the podium and introduced Susan Duchaine, Design Dwellings. Mr. Frank gave an overview of the project, which involves approximately 13 acres located off Main Street, in the Office Residential zone. The project is proposed to be a 44-unit condominium, single family detached condominiums on curtilage lots, with access solely from Main Street. Mr. Frank said there will be no access to New Portland Road. The road will be constructed to Town standards for acceptance as public roads, water and sewer service will come from Main Street with a lift station to the rear of the site. Utilities will be undergrounded. Wetlands on site are currently being mapped so that net residential area calculations can be finalized, and it is expected that there will be no impact on those wetlands and that there will be stormwater management ponds at the back of lots to accept runoff from the lots and from the roadway. Treatment will be provided to that runoff so that pre and post development rates of runoff will be the same. It is anticipated that a MDEP stormwater permit will be required.

Mr. Frank said that due to the fact there will be both public water and sewer, no high intensity soils survey is proposed, just a wetlands identification for the net residential density calculations. He asked that a site walk be scheduled.

Mr. Hughes asked Mr. Frank if a conventional subdivision plan will be presented, as well as a cluster subdivision plan. Susan Duchaine came to the podium and said that this will not be a cluster subdivision, it will be a condominium subdivision. Ms. Duchaine said the road widths are proposed to be 24 feet from curb to curb. In response to Mr. Hughes' query as to why there cannot be a connection to New Portland Road, Ms. Duchaine replied that Mr. Hawkes only owns 7 feet on New Portland Road, the house is being sold separately, and is therefore excluded from this land division. Ms. Duchaine indicated that sidewalks are proposed on the left side of the roadway. Ms. Duchaine told Mr. Fickett that the farm stand will stay until the last unit is built. Mr. Poirier replied to a question from Mr. Parker that there have been numerous condominium projects in Gorham that have public roads associated with them, such as Park South and Shepard's Way.

Mr. Parker said he would like to see a preliminary plan before a site walk is scheduled. The Board concurred, with Mr. Boyce saying that he is comfortable with a site walk being scheduled so long as a plan is

provided either before or at the site walk. Ms. Robie said the Board would like to see the centerline of the road.

PUBLIC COMMENT PERIOD OPENED: Son-in-law of abutter Dorothy Shaw at 249 Main Street, expressed concerns about additional drainage into her property. Ms. Robie explained that the project will be required to deal with stormwater runoff from the site so that the post-development runoff is less than or equal to the pre-development runoff, so there should be no additional runoff.

Arthur Berry, 36 Meadowbrook Drive, Unit #1, expressed concern about drainage issues, and said he hoped attention will be paid to the stormwater runoff problems.

Clifton Hall, 39 Meadowbrook Drive, Unit #6, also spoke about drainage issues, and described what the Association has done in the past to divert runoff. He asked the Board during the site walk to look at what has been done.

PUBLIC COMMENT PERIOD ENDED.

Ms. Robie confirmed that notice of the site walk will be mailed to all the residents at the Meadowbrook condominiums and said they would all be welcome to attend.

4. Discussion of proposed amendments to the Land Use and Development Code pertaining to Bed and Breakfast Establishments and Inns, with and without public dining facilities.

Ms. Robie said these proposed amendments were discussed with the Council's Ordinance Committee at their last meeting, and noted that the changes in red were done at the direction of the Ordinance Committee (see attached draft). One change involved the maximum number of dining seats, which was changed from 3 times to 5 times the number of guest rooms. This version of the proposed amendments has been advertised as a public hearing, which will occur later in the evening at the regularly scheduled meeting.

The Board briefly discussed comments from Matt Mattingly, owner of the Pinecrest Bed and Breakfast. Mr. Hughes suggested permitting the serving of breakfast to the public, but the issue is whether this is consistent with a residential neighborhood. The Board decided that the Code Officer shall define an expansion of 25% instead of the 10% as currently recommended. This expansion would trigger architectural review. The Board then discussed adequate visual buffering between a bed and breakfast establishment and abutting residences and buffering of parking, with no changes proposed to the current language. The Board felt that Mr. Mattingly's suggestion of removing seating limitations would be inappropriate for the character of residential districts, as well as the amount of parking that would be needed. Ms. Robie reiterated that at issue is modifying the residential districts to allow what is basically a commercial use.

PUBLIC COMMENT PERIOD OPENED: Matt Mattingly, owner of the Pinecrest Bed and Breakfast, said that he believes that there are enough safeguards, such as fire code and parking requirements, in place to allow unlimited seating for certain outdoor activities. Ms. Robie suggested that should this become an issue in the future, the ordinance can be modified.

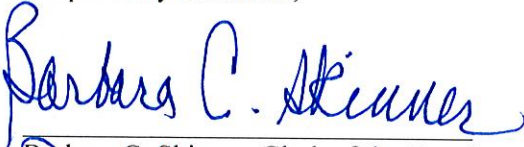
PUBLIC COMMENT PERIOD ENDED.

5. Discussion of proposed amendments to the Land Use and Development Code pertaining to the new Sign Provisions adopted August 5, 2008.

Not discussed due to time constraints.

The workshop ended at 7:00 p.m.

Respectfully submitted,


Barbara C. Skinner, Clerk of the Board
June 1, 2009