

MINUTES

TOWN OF GORHAM ORDINANCE COMMITTEE MEETING Meeting of February 15, 2022 – 8:00 a.m. Gorham Municipal Center, Conference Room A

Present: Committee Chair, Benjamin Hartwell; Councilors Shepard and Wilder Cross.

Also present: Town Manager, Ephrem Paraschak; Director of Community Development, Tom Poirier, and Executive Assistant, Jessica Hughes.

1. **Consideration of the minutes of the January 18, 2022 meeting.**

A motion was MADE by Councilor Wilder Cross, SECONDED by Councilor Shepard, and VOTED to accept the minutes of the January 18, 2022 meeting. Unanimous vote.

2. **Current Business**

- A. Review and propose amendments to the Land Use and Development Code for outside dining requirements and propose permanent changes that would reflect positive experiences promoting outdoor dining during the COVID-19 pandemic (referred by the Town Council on November 9, 2021).

Director of Community Development Tom Poirier said that Town Planner Carol Eyerman is still working on the proposed changes. He said that staff will have the draft ordinance for review at the next meeting.

A motion was MADE Councilor Wilder Cross, SECONDED by Councilor Shepard, and VOTED to table the item for further review by the committee at the next meeting. Unanimous.

- B. Review expansion of the remaining village areas, other than the village expansion zone 1/Little Falls area, as called for by the Comprehensive Plan and provide recommendations to the Town Council by or before February 2024 (referred by the Town Council on November 10, 2020).

Mr. Poirier said that the Town Council adopted the Urban Residential (UR) Expansion District [at their February 1, 2022 Regular meeting], and the Planning Board will review the area from South Street to the east on the other side of Brackett Road to the Peterson farm next [noted as “number 2” or the yellow section on attachment B/the UR Expansion District Zoning map]. He said the next step will be for the item to be sent to the Town Council for public hearing, then reviewed for one-to-two months at the Planning Board.

A brief discussion ensued between Mr. Poirier and Councilor Hartwell regarding the public process.

Councilor Wilder Cross said she wonders if the uses are clear to homeowners to which Mr. Poirier said – likely not.

Mr. Poirier said that the rural zone allows contractor yards and bigger, more industrial uses.

Mr. Paraschak asked if there is any reason not to expedite changing the area as the area has some potential development to which Mr. Poirier said he could put the item on the next Planning Board agenda for public hearing.

Councilor Shepard asked if the committee could space the items on the UR Expansion District Zoning map one month apart to which Mr. Poirier said it could be done.

A motion was MADE Councilor Wilder Cross, SECONDED by Councilor Shepard, and VOTED to review the remaining zones on attachment B/UR Expansion District Zoning map via a one-month staggered approach. Unanimous.

3. **Items Referred by Town Council to Committee for Future Meetings/Action**

- A. Review expansion of the remaining village areas, other than the village expansion zone 1/Little Falls area, as called for by the Comprehensive Plan and provide recommendations to the Town Council by or before February 2024 (referred by the Town Council on November 10, 2020).

Regarding the South Gorham Corridor Commercial District, Mr. Poirier referred to attachment 3-B provided regarding a property owner's request for trailer sales to be considered as an allowed use when the area is rezoned. Mr. Poirier added that North Star Planning will have proposed amendments for the South Gorham Crossroads District and the South Gorham Corridor Commercial District to refer to the Town Council for review at a future meeting.

- B. Review Recreation Impact Fees and provide recommendations to the Town Council on expansion of eligible projects (referred by the Town Council on February 1, 2022).

Councilor Hartwell said that Recreation Impact Fees can only be used after eligible projects have been enacted.

A brief discussion ensued regarding the uses and fee structure in which Councilor Wilder Cross asked if fees could be used to improve trails like putting out benches to which staff said – yes.

4. **Other Business**

- A. Comprehensive Plan Tracking Sheet

Staff distributed the Comprehensive Plan Tracking Sheet to attendees and Mr. Poirier said the committee could review and take up any items to address at this level.

Mr. Paraschak said that the committee is only allowed to refer updates to admin/the Code office, and that committee members could sponsor any items.

Mr. Poirier said that once the Industrial Park is done, there is no more industrial zoned land in Town. The next conversation could be identifying what is the next area to rezone for Industrial uses in the next Comprehensive Plan update to keep the tax base diversified.

Councilor Shepard asked if a consideration should be looking at limiting some industrial areas so they don't fill up with marijuana facilities to which Mr. Paraschak said that Mr. Poirier can have a conversation with the attorneys to get creative.

Councilor Hartwell said he was considering sponsoring a zone to limit where future marijuana growth can be done.

Councilor Wilder Cross said something should be done to keep future marijuana growth in a certain area.

Mr. Paraschak asked when the next Comprehensive Plan update would take place to which Mr. Poirier said in another three-to-four years, and the process would take one year.

Councilor Hartwell said that we should be thinking about how many people we will need to support with mixed-use in South Gorham.

Mr. Paraschak said that a challenge will be sewer and water infrastructure.

5. **Schedule next meeting and discuss agenda items for next meeting.**

The next meeting of the committee is scheduled for Tuesday, March 15, 2022 at 8:00 a.m. in Conference Room A. The following items will be discussed at the next meeting:

- A. Review and propose amendments to the Land Use and Development Code for outside dining requirements and propose permanent changes that would reflect positive experiences promoting outdoor dining during the COVID-19 pandemic (referred by the Town Council on November 9, 2021).
- B. Review expansion of the remaining village areas, other than the village expansion zone 1/Little Falls area, as called for by the Comprehensive Plan and provide recommendations to the Town Council by or before February 2024 (referred by the Town Council on November 10, 2020).
- C. Review Recreation Impact Fees and provide recommendations to the Town Council on expansion of eligible projects (referred by the Town Council on February 1, 2022).

6. **Adjournment**

There being no further business, a motion was MADE by Councilor Wilder Cross and SECONDED by Councilor Shepard and VOTED to adjourn. Time of adjournment: 8:37am.

Respectfully submitted,
Jessica Hughes, Executive Assistant