

## MINUTES

### TOWN OF GORHAM ORDINANCE COMMITTEE MEETING Meeting of January 17, 2023 – 11:00 a.m. Gorham Municipal Center, Planning Office

Present: Councilors Ronald Shepard and Seven Siegel.

Absent: Councilor Virginia Wilder Cross, Committee Chair.

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

1. **Consideration of the minutes of the December 19, 2022 meeting.**

A motion was MADE by Councilor Siegel, SECONDED by Councilor Shepard, and VOTED to accept the minutes of the December 19, 2022 meeting. Unanimous vote.

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

- A. Develop a long-term plan for pedestrian improvements consistent with the Town's Comprehensive Plan (referred by the Town Council on August 2, 2022).

Director of Community Development Tom Poirier referred to the attachment A provided, and said it reflected the changes that the committee last discussed, as well as areas in green for the committee's review and consideration.

Town Planner Carol Eyerman said that she thought to go street by street in the Village, and use a five-minute walk in the Little Falls area.

A discussion ensued regarding whether to keep sidewalks required in the purple hashed area west of Route 202 (Gray Road)/the Little Falls area.

A further discussion ensued regarding parts of town that may be locked up in conservation.

Regarding Little Falls, Town Manager Ephrem Paraschak asked if the committee wanted to require sidewalks up to Shaw Park.

A discussion ensued regarding keeping the requirement for sidewalks on Main Street into the Westbrook line.

Councilor Siegel recommended keeping sidewalks required in the area south of Main Street.

A discussion ensued regarding using the bypass as the boundary line to keep sidewalks as required, and exclude sidewalks in the area outside to which Councilor Siegel said recommended keeping sidewalks required with the anticipated growth in the area.

A discussion ensued regarding sidewalks along Mosher Road, and whether to omit sidewalks in the light green areas on the map.

Mr. Paraschak said that some councilors wanted to scale back the areas where sidewalks were required, so the committee could always revisit this item later.

Mr. Poirier said that trails could be done as part of a master trail plan.

Councilors Siegel and Shepard said they were okay with leaving out the green area.

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

- B. Review revising standards for curb cuts on arterials and designated collectors consistent with the Town's Comprehensive Plan (referred by the Town Council on August 2, 2022).

Mr. Poirier referred to the draft access ordinance provided as attachment B, and said that he would soon have a meeting with a peer review traffic engineer and the Public Works Director; he added that the engineer will provide an updated draft ordinance, and that they are trying to review the number of driveway entrances and parcel interconnectivity.

Mr. Poirier said that he would recommend there only being sections nine through 14 in the ordinance.

Mr. Paraschak asked if the Town should be promoting incentives to developers for curb cuts, possibly in the form of a density bonus to which Mr. Poirier said – yes, and that staff can ask the engineer to incorporate a bonus for shared entrances.

Mr. Paraschak commented not to forget about turn lanes.

Mr. Poirier recommended the engineer focusing on sections seven through 13, and that he will ask the engineer about sections seven and eight.

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

- C. Explore a vernal pool transfer program consistent with the Town's Comprehensive Plan (referred by the Town Council on August 2, 2022).

Mr. Poirier provided background for the committee in attachment C, which he said allows developers to impact vernal pools and buy up protection in other areas referred to as a "SAMP."

Mr. Poirier shared that he had a discussion with Rachelle Curran Apse of the Presumpscot Regional Land Trust, and she said "maybe" to partnering with the Town on a SAMP.

Mr. Poirier said that he needs to have a further discussion with another consultant. He added that he expects to receive two proposals for consultants to perform additional aerial flyovers and determine how many vernal pools are in Town, then begin outreach in the area.

A discussion ensued regarding any known vernal pools and potential impacts.

A discussion ensued regarding the language in the draft ordinance and interpretation of the language in which Councilor Shepard asked if someone buys SAMP land once, is that arrangement only good for one time to which Mr. Poirier said that a person cannot double-dip.

Mr. Paraschak said considerations will be what the minimums are that the state is willing to accept, as well as how much it will cost.

A discussion ensued regarding adjusting the map to reflect the area where there would be no further development.

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

3. **Other Business**

A. Items for Future Consideration.

Councilor Siegel shared that he asked the Town Manager for a list of the top five most profitable parcels per acre to look at zoning to see if anyone else could do the same.

Mr. Poirier said the committee could look at spurring economic development in the Gorham Village, uses, building heights, parking improvements and coverages.

Mr. Paraschak said that the committee could look at road standards related to the Village, and the difference between the [DOT's] Complete Streets [Design Guide] and what our ordinances say.

A motion was MADE by Councilor Shepard, SECONDED by Councilor Siegel, and VOTED to sponsor the review of parking ordinances and economic development in villages for the Town Council's consideration at a future meeting.

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

The next meeting of the committee is scheduled for Tuesday, February 21, 2023 at 11:00 a.m. in Conference Room A. The following items will be discussed at the next meeting:

- A. Develop a long-term plan for pedestrian improvements consistent with the Town's Comprehensive Plan (referred by the Town Council on August 2, 2022).
- B. Review revising standards for curb cuts on arterials and designated collectors consistent with the Town's Comprehensive Plan (referred by the Town Council on August 2, 2022).
- C. Explore a vernal pool transfer program consistent with the Town's Comprehensive Plan (referred by the Town Council on August 2, 2022).

5. **Adjournment**

There being no further business, a motion was MADE by Councilor Siegel and SECONDED by Councilor Shepard and VOTED to adjourn. Time of adjournment: 12:00pm.

Respectfully submitted,  
Jessica Hughes, Executive Assistant