

MINUTES
ORDINANCE COMMITTEE MEETING
Meeting of April 23, 2019 – 8 a.m.
Conference Room A

Present: Councilor Shepard, Committee Chair; Councilors Smith and Wilder Cross.

Also Present: Town Manager, Ephrem Paraschak; Town Planner, Tom Poirier; North Star Consulting Group - Community Planner, Ben Smith; One (1) member of the public, John Cross; Executive Assistant, Jessica Hughes.

1. **Consideration of minutes of March 19, 2019 Committee meeting.**

A motion was MADE by Councilor Wilder Cross, SECONDED by Councilor Smith, and VOTED to accept the minutes of the March 19, 2019 Ordinance Committee as distributed. Unanimous vote.

2. **Current Business**

- A. Review and consider developing an amendment to the Land Use & Development Code to incorporate the requirements of the South Gorham Crossroads and recommend updates, if any, to Town Council (referred by Town Council on August 7, 2018).

Town Planner Tom Poirier addressed the Committee and summarized how North Star Consulting was chosen to assist with this item. Tom and Town Manager Ephrem Paraschak previously looked at three consultants, then interviewed each consultant and the Committee then selected North Star Consulting Group at a previous meeting. Tom then introduced Ben Smith of North Star to the Committee and referred to the memo that Ben Smith provided which recommends that the Committee discuss options for the design and format of the new zoning district ordinance language. Ben Smith addressed the Committee and said that the group needs to discuss what would be appropriate for the level of development. The charts in the memo help provide clarity and detail. Ben asked how open the Committee is to charts and graphics in the ordinance, to which Councilor Wilder Cross said that she likes both, but the format size needs to be more legible.

Ephrem asked Ben Smith and Tom to clarify for the Committee what is needed from the Committee today. Tom Poirier suggested incorporating a design for the South Gorham Professional Zoning District. Ben Smith commented that the area seemed to be moving toward high density, residential-use that would be in close proximity to retail stores based on his interpretation of the Town's Comprehensive Plan.

Councilor Shepard commented that it seems like there would be small pockets of residential and light industrial/commercial-uses.

Tom commented that the Narragansett Development District included/allowed residential-use, but it didn't have to be incorporated.

Ephrem commented that the South Gorham Crossroads zone requires residential-use.

Councilor Smith suggested keeping the area around the proposed turnpike spur as commercial-use to limit traffic around the spur.

Councilor Shepard asked if it was possible to have small pockets of residential area mixed with mixed use/commercial use in the zone, to which Tom and Ben Smith confirmed that it was possible.

Councilor Wilder Cross asked Councilor Smith if the proposed multi-family development near the Route 114/112 roundabout was the area that he envisioned for commercial-use only. Councilor Smith confirmed it is.

Councilor Wilder Cross commented that she wants to prevent the zone from looking like North Windham and would prefer to keep parking in the back.

Tom commented that the amendment could keep the area around the 114/112 more commercial and limit/not allow retail-use on the other side.

Ephrem commented that the amendment could also include a standard buffer between units.

Councilor Smith commented that he doesn't want to use Form Based Code for this amendment.

Ben Smith asked the Committee if there is an expectation that there will be some secondary roads when/if the turnpike spur develops, to which Ephrem added that a provision could be included in the zone.

Councilor Wilder Cross asked Ephrem where he sees that road going. Ephrem answered that it would ideally connect from South Street to Brackett Road.

Ephrem asked Ben Smith if you can incentivize a developer for higher density, to which Ben Smith said that it can be written in that provision for a developer to provide a right of way connection; it can also include impact fees and the process would likely have Town involvement.

Councilor Wilder Cross asked if a larger map of the area could be provided. Ephrem answered that it can be provided along with an overlay area map.

Ephrem commented that a big factor will be how to get sewer and water down South Street. Tom commented that the Committee and staff will tackle the South Gorham Commercial Center item down the road as there is less urgency since more parcels are in contract zones. Tom added that the development of the John Chase land will bring sewer and water almost to the end of South Street. Staff will provide a draft ordinance with larger maps at the June meeting.

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

No items were discussed from the list below.

- A. General discussion regarding mixed use/density standards for the Gorham Village Center District.

- B. Review and provide recommendations on improvements to the Cemetery Ordinance and bring recommendations back to the Town Council for consideration (referred by Town Council on November 13, 2018).
- C. Review adding requirements to the Land Use & Development Code for drinking water testing (referred by Town Council on April 3, 2018).
- D. Review the Special Amusement Ordinance and recommend updates, if any, to Town Council (referred by Town Council on January 2, 2018).

4. **Other Business**

Ephrem Paraschak shared that the Committee last discussed an item pertaining to the quasi-takings of homes and reimbursement of impact fees if a home is rebuilt in Gorham at its meeting in January 2019.

Resident, Mr. John Cross, introduced himself and explained that he had a conversation with former Council Chair Mike Phinney and former Town Manager David Cole and the verbal agreement was that once his former home, which was sold to CMP, was demolished by CMP - he would be reimbursed for impact fees that he paid to rebuild his new home. Mr. Cross said that the process took three years to demolish his former home. Mr. Cross has since met with Ephrem to explain the verbal agreement and to request the refund. Ephrem advised that the Committee will need to draft a revision to the impact fee ordinance. Mr. Cross thanked the Committee for hearing his request. Ephrem advised that staff will research and bring back a draft amendment to the Impact Fee Ordinance at the next meeting.

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

The next meeting of the Committee is scheduled for Tuesday, May 21st, at 8 a.m. The following agenda items will be discussed at the next meeting:

- A. Review new and existing Impact Fees and recommend updates, if any, to Town Council (referred by Town Council on August 7, 2018)
- B. Review adding requirements to the Land Use & Development Code for drinking water testing (referred by Town Council on April 3, 2018).

6. **Adjournment**

There being no further business, a motion was MADE by Councilor Wilder Cross, SECONDED by Councilor Smith and VOTED to adjourn. Time of adjournment: 9:15 a.m.

Respectfully submitted,

Jessica Hughes, Executive Assistant to the Town Manager & HR