

MINUTES
ORDINANCE COMMITTEE MEETING
Meeting of April 17, 2018 – 8 a.m.
Conference Room A

Present: Councilor Sherrie Benner, Chair; Councilors Ron Shepard and Marla Stelk.

Also Present: Town Manager, Ephrem Paraschak; Fire Chief, Bob Lefebvre; Town Planner, Tom Poirier; Executive Assistant to the Town Manager & HR, Jessica Hughes; two members of the public, including Bob Georgitis of Kasprzak Homes, Inc. and Peter Mason, Realtor.

Absent: Zoning Administrator, David Galbraith.

1. **Consideration of minutes of March 27, 2018 Committee meeting.**

A motion was MADE by Councilor Stelk, SECONDED by Councilor Shepard, and VOTED to accept the minutes of the March 27, 2018 Ordinance Committee as distributed. Unanimous vote.

2. **Current Business.**

- A. Review the Land Use & Development Code to allow varied density in the Village Centers and Urban Commercial District, and provide recommendations to Town Council (referred by Town Council on February 6, 2018).

The Committee reviewed a Memo provided by Town Planner Tom Poirier and examples of various properties and their allowances under conventional zoning standards, vs. what the provisions for small dwelling units would allow in the Gorham Village. Tom Poirier suggested to incorporate a provision that would allow property owners to buy up additional density using open space funds if open space is provided elsewhere. Councilors Stelk and Benner would like to see the minimum square foot size included in the Small Dwellings Overlay District. Councilor Stelk further suggested including a requirement for connection to sewer, and Town Manager Ephrem Paraschak suggested including a setback requirement and provision for impervious areas and bumper/screening around dumpsters. Planning staff will add suggestions and bring back the revised Small Dwellings Overlay District Memo at the next meeting.

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

Tom Poirier is inquiring with GPCOG and other private firms about providing estimates to assist the Town with mixed use/density standards and will update the Committee on his progress at the next Ordinance Committee meeting.

- C. Review the Sprinkler Ordinance and propose adding additional language for sprinkler systems for occupancies not currently addressed in the Town's Ordinances (referred by Town Council on April 3, 2018).

Fire Chief Bob Lefebvre provided materials for review, including an email referencing statistics on fire ponds in Gorham, a flyer regarding tax incentives for installation of fire sprinklers, and the existing sprinkler ordinance with suggested changes. Town Manager Ephrem Paraschak provided additional revised sections for the fire protection water supply within the Land Use and Development Code. Chief Lefebvre

further shared that the Gorham Fire Department (GFD) can work with sprinkler companies to list their pricing on the GFD's webpages. Chief Lefebvre added that GFD currently tracks every sprinkler system in Town and will alert owners when an annual system inspection is due. GFD can also provide a list to owners of contractors to choose for inspection. Realtor Peter Mason commented that he has developments in progress that may need sprinkler permits pulled and Bob Georgitis commented that has not had a positive experience with sprinklers and wants to hear the rationale. Chief Lefebvre explained that sprinklers are now required per International Building Code; as modern furnishings combust hotter and faster, sprinklers are necessary as fire services are unable to arrive and address a fire in time to prevent more severe damage due to modern furnishings. Chief Lefebvre also added that the cost for the Town to hire additional fire staff is significant. Bob Georgitis commented that with a competitive market, folks will go elsewhere where cost for sprinklers is not passed onto the buyer. Chief Lefebvre suggested increasing the sprinkler permit fee to \$75, which is in alignment with and in some cases less than other Towns. Peter Mason commented that he is concerned as a tax payer that required sprinkler inspections will be difficult to enforce and add to taxes. Bob Georgitis shared costs and the negative experience he has had with installations and sprinklers and asked if the sprinkler requirement could be imposed on existing homes and new construction, to which Chief Lefebvre agreed that he would like to require existing/older homes to have sprinklers, but it is not economically or politically possible. Town Manager Ephrem Paraschak provided a history of the Council's review of sprinkler systems dating back into 2017 and commented that a workshop had been held in February 2017 at the request of the Council.

A motion was MADE by Councilor Shepard, SECONDED by Councilor Stelk and VOTED to send the sprinkler ordinance as written to the Town Council for review, and the recommend changes to the fire protection water supply ordinance to the Town Council for review and referral to the Planning Board. Unanimous.

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

The Committee did not discuss the items referred by the Town Council below.

- A. Review the high intensity soil survey language within the Land Use & Development Code and recommend updates to the Town Council (referred by Town Council on March 6, 2018).
- B. Review adding requirements to the Land Use & Development Code for drinking water testing (referred by Town Council on April 3, 2018).
- C. Review the Victualer's Ordinance and Special Amusement Ordinances and recommend updates, if any, to Town Council (referred by Town Council on January 2, 2018).

4. **Other Business.**

The Committee did not discuss other business items.

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

The next meeting of the Committee is scheduled for Tuesday, May 22, at 8 a.m. The Committee discussed and requested that the following items be placed on the agenda for discussion:

- A. Review the Land Use & Development Code to allow varied density in the Village Centers and Urban Commercial District, and provide recommendations to Town Council (referred by Town Council on February 6, 2018).
- B. General discussion regarding mixed use/density standards for Gorham Village Center District.
- C. Review the high intensity soil survey language within the Land Use & Development Code and recommend updates to the Town Council (referred by Town Council on March 6, 2018).

6. **Adjournment**

There being no further business, a motion was MADE by Councilor Stelk, SECONDED by Councilor Shepard and VOTED to adjourn. Time of adjournment: 9:16 a.m.

Respectfully submitted,

Jessica Hughes, Executive Assistant to the Town Manager & HR