

**Conditional Zone: McLellan/ Sampson House**

**Town of Gorham  
Planning Board Meeting  
September 14, 2015**

**ITEM 2 – PUBLIC HEARING** –Amendment to the Gorham Land Use Map and Gorham Land Use Code to add a conditional zone for the McLellan/Sampson House on South Street at Map 106, Lot 47. 001.

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**AMENDMENT TRACKING**

DESCRIPTION	COMMENTS	STATUS
<b>Town Council Meeting</b>	The Town Council (7 ayes) forwards the item to the Planning Board for Public Hearing.	<b>June 2, 2015</b>
<b>Planning Board Public Hearing</b>	The Planning Board forwards the item to the Planning Board Ordinance Committee for recommendations.	<b>July 13, 2015</b>
<b>Planning Board Ordinance Committee</b>	The Planning Board Ordinance committee makes changes and refers the item back to the Planning Board for discussion.	<b>July 20, 2015</b>
<b>Planning Board Discussion</b>	The Planning Board reviewed the proposed changes to the space standards as requested by the PLBD Ordinance Committee and drafted by Planning Staff. No additional changes were proposed at the meeting. See draft minutes from August 3, 2015 on for approval.	<b>August 3, 2015</b>
<b>Planning Board Public Hearing</b>	The Planning Board holds a Public Hearing on the item.	<b>September 14, 2015</b>

The Planning Board refers to staff notes during the review process; however, it shall be noted that staff recommendations are noncommittal and all final decisions are those of the Planning Board and not Town Staff.

*Edward L. Zelmanow, Chairperson, Gorham Planning Board*

## Conditional Zone: McLellan/ Sampson House

### 1. Overview

As a reminder for the Planning Board: The Ordinance Committee reviewed the proposed ordinance on July 20, 2015 and requested that staff make revisions to the conditional zone's space standards. The Committee requested that the space standards be revised so they are as close as possible to the proposed lot size and building foot print to prevent the lot from being spilt or a new building being constructed on the site that is not in character with the existing building. The proposed space standard changes are shown in red, underlined, and ~~struck through~~.

The lot area dimension shown on the map measure as follows:

Lot area:	6,515 sq.ft.
Street frontage:	62 ft.
Building coverage:	19% (building foot print is roughly 1,300 sq. ft.)
Building height:	27' - 30' (building height estimated by staff)
Front set back	27'

The above information is a rough estimate of the dimensions of the lot. Because this information is not survey accurate, staff has revised the required standards in the conditional zone to allow some flexibility should the actual measurements be different than those stated above.

The information shown in italics below is information provided to the Board at the July 13, 2015 public hearing.

*The Town of Gorham is seeking to create a conditional zone around the McLellan/Sampson House. The McLellan/Sampson House is owned by the Town of Gorham and is located on the parcel that currently contains the Municipal Center, Baxter Memorial Library, High School, and Robie Park. The McLellan/Sampson House is located on the southeastern corner of the lot at 77 South Street. The first floor of the building is being used by the Presumpscot Regional Land Trust as office space and the second floor of the McLellan house is used as a one-family rental unit.*

*The McLellan/Sampson House is located in the South Street Historic District. The South Street Historic District is approximately nine acres and is composed of twenty buildings. The buildings are wooden frame structures constructed between 1790 and 1840. Staff has included a copy of the South Street Historic District map. Information regarding the McLellan House is also included from the listing in the National Register of Historic Places informational sheet.*

*The proposal would be to split off a small piece of property from the existing Town of Gorham parcel. The anticipated size of the parcel is shown in red on the maps provided below.*

*The new conditional zone needs to be consistent with the Town's Comprehensive Plan and the Future Land Use map. The Comprehensive Plan identifies this site as a Village Residential Area, with these areas providing for high density village neighborhoods within walking distance of commercial and public services. The Town's regulations should allow full utilization of older residential structures as long as they do not create adverse impacts on neighboring properties.*

*The conditional zone would allow a range of uses from residential to professional office. The building could possibly support a mix of commercial and residential uses. The uses and parcel size*

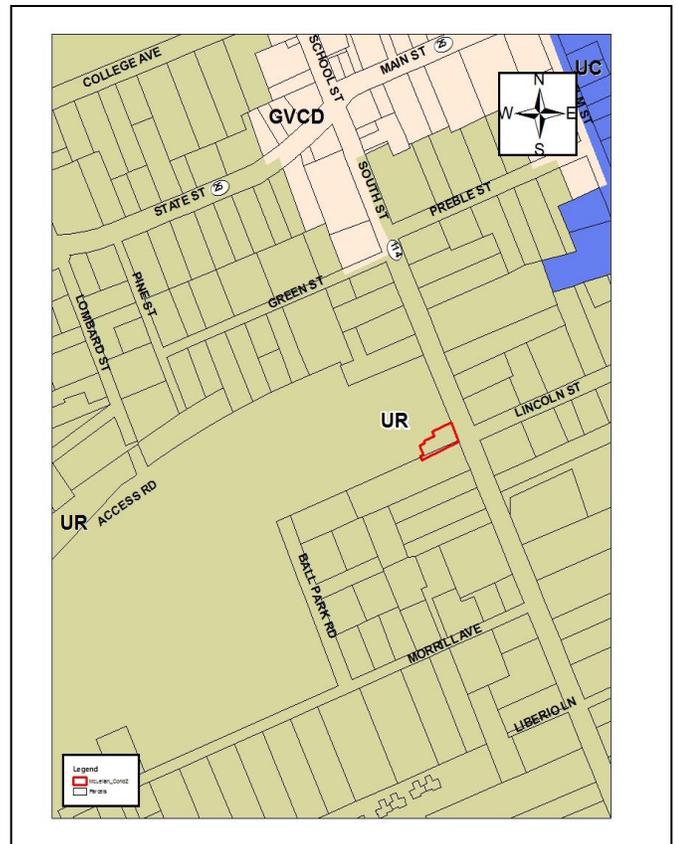
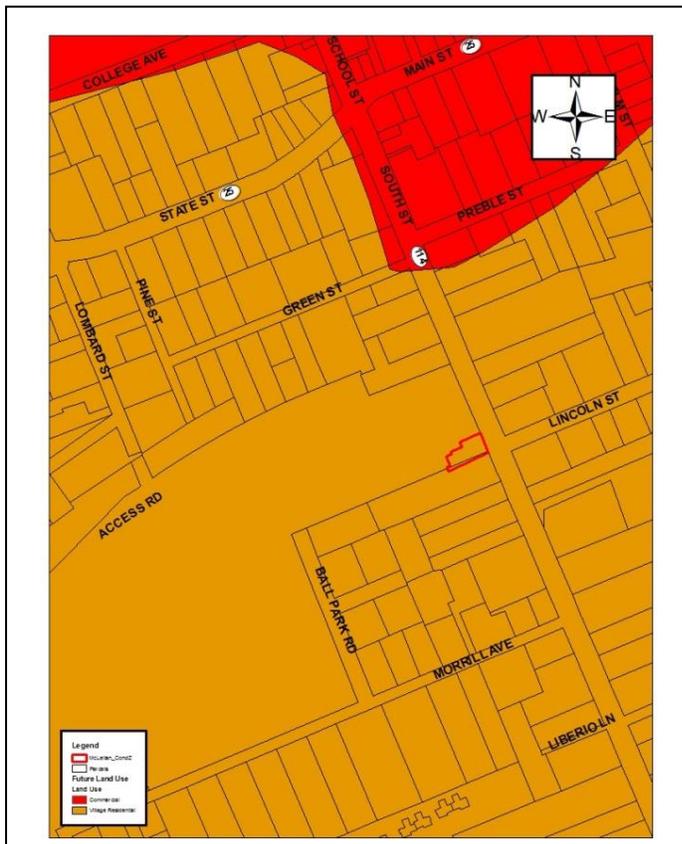
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*are the same as the Preble Street Conditional Zone. This McLellan/Sampson House conditional zone also contains Historic Preservation Standards which would be reviewed and approved by the Planning Board to ensure the historic preservation of the building.*



Future Land Use Map

Current Land Use Map



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**McLellan House Conditional Zone**

**CHAPTER I, ZONING REGULATIONS - SECTION XX – MCLELLAN/SAMPSON HOUSE  
CONDITIONAL ZONE**

**A. PURPOSE**

To preserve the historic importance of the McLellan/Sampson House and maintain the physical, aesthetic and social quality of Gorham's urban area and to provide for the location of a variety of residential and service uses in accordance with the standards of this chapter. To this end, residential development shall not exceed the net residential density allowable herein and may preferably occur in accordance with the provisions of Chapter II, Section IV, of this Code.

**B. PERMITTED USES**

- 1) One, two, or three-family dwellings, exclusive of mobile homes and ~~exclusive of~~ trailers
- 2) Municipal building or use
- 3) Municipal or private parking lots
- 4) Municipally owned parks and playgrounds
- 5) Accessory residential uses, including home occupations
- 6) Accessory Apartments
- 7) Business and professional offices

**C. SPECIAL EXCEPTIONS**

- 1) Reserved

**D. SPACE STANDARDS**

	<u><del>Watered &amp; Sewered</del></u>
<u>Minimum lot size</u>	<u><del>None</del> 6,000 sq.ft.</u>
<u>Minimum area per dwelling unit</u>	<u>1,000 sq.ft.</u>
<u>Minimum street frontage</u>	<u><del>None</del> 60 ft.</u>
<u>Minimum front yard</u>	<u><del>5-ft.</del> 25' Any new building constructed shall be located in such a manner as to maintain the established relationship of buildings to South Street.</u>

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No building shall be set further than the average of the existing setbacks for principal buildings on either side of the lot.

Minimum rear and side yards                      5 ft.

Buildings higher than 30 feet shall have side and rear yards not less than 50% of building height.

Maximum building height                      None 30 ft

Maximum building coverage                      None 25%

**E. PERFORMANCE STANDARDS**

The performance standards contained in Chapter II of this Code shall be fully observed and any building renovations and/or replacement shall be consistent with the below Historic Preservation Review Standards as determined by the Planning Board.

1. Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.
5. Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
6. Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
7. The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be undertaken.

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8. Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

**PROPOSED MOTION:**

Move to recommend adoption by the Town Council of the McLellan/Sampson House conditional zone for Map 106, Lot 47. 001(as amended by the Planning Board).

**OR**

Move to send the item to the Planning Board Ordinance Committee for review and recommendations.