

REPORT OF THE  
GORHAM TOWN COUNCIL  
REGULAR MEETING  
February 5, 2019

Chairman Hartwell opened the meeting with the Pledge of Allegiance to the Flag. There were 16 members of the public in attendance at the start of the meeting.

Roll Call: Chairman Hartwell, Councilors Phillips, Shepard, Hager, Smith, Pratt and Wilder Cross. Also in attendance were Town Manager Ephrem Paraschak and Town Clerk Laurie Nordfors.

Moved by Councilor Shepard, seconded by Councilor Phillips and VOTED to accept the minutes of the January 8, 2019 regular Town Council meeting. **7 yeas**

**Public Communications**

Stowell Watters, Limington, President of the Greater Gorham Farmers Market introduced himself and commented on how successful the Gorham Farmers Market has been. He hopes that he can incorporate more Gorham Historical Culture into the Market. He mentioned that if anyone had any concerns or questions that they could email him at [oldwellsfarm@gmail.com](mailto:oldwellsfarm@gmail.com).

Jim Edwards, Solomon Drive voiced his concerns on the GHS Building Project and Robie Park. He asked the Council to consider the neighborhood.

Jeff Bolduc, Solomon Drive, pointed out his concerns about the GHS Expansion into Robie Park. He asked the Council to look out further into the future before making any decisions.

**Councilor Communications**

Councilor Pratt congratulated the New England Patriots on their Super Bowl win. Councilor Pratt also congratulated the Gorham Rec department on the great job that they do. He coaches 1<sup>st</sup> and 2<sup>nd</sup> grade girls' basketball and recognizes all of their hard work with all of the teams.

Councilor Shepard reported that the Ordinance committee met on January 15th and discussed impact fees and municipal road acceptances. They are still discussing these issues.

Councilor Phillips attended the High School Building forum and appreciates all of the public comments. She suggested that people check out the School and Town website for more information on the project. She also pointed out the the CIP Economic development committee met on January 29<sup>th</sup> and discussed long range capital plans.

Councilor Wilder Cross reported that the Appointments Committee met last week and is in the process of filling current vacancies for various Town Boards and Committees. She also congratulated everyone involved with the GHS Musical Cinderella. She attended the show last weekend and thoroughly enjoyed it. She expressed how talented all of the young people are and how amazing the adults are who work with the kids from teachers to parents. Councilor Wilder Cross disclosed that the new NY Gorham coordinator will be Brian Arnett and also reminded people that they are always looking for volunteers to help with this event.

Councilor Hager reported that the Finance Committee met on January 28<sup>th</sup> and discussed the December 6 month financial report. He said that everything was looking good. He also stated that there were several action plans that he gave the Town Manager to investigate before the next meeting in March.

Chairman Hartwell announced the resignation of long time Planning Board member Ed Zelmanow and thanked him for his many years of service to the Planning Board and the Town of Gorham.

### **Town Manager Report**

Town Manager Paraschak announced that USM will be hosting Gorham night on February 6<sup>th</sup> at Sullivan Gym and the 2<sup>nd</sup> and 3<sup>rd</sup> grade basketball teams will be performing during half time. Also, Baxter Memorial Library is hosting Harry Potter Book Night at the Library on Thursday, February 7<sup>th</sup> from 5:30-7:30. Town Manager Paraschak reported that Department Managers will be handing in their FY20 Budgets by Friday and he will review them and have the Town Budget to the Council by April. He also reported that the Gorham Town Council was invited to attend the sub-regional transportation meeting with the Greater Portland Council of Government on February 12<sup>th</sup> and Gorham Economic Development Committee will meet on February 20<sup>th</sup> at 8am.

### **School Committee Report**

Darryl Wright, Chairman, reported that the School Committee will be discussing and voting on the school calendar at their next meeting and will also be voting on the proposed change to the length of the school day. The School Committee held their first public forum at GHS which introduced the initial plans on the renovation/addition to GHS. He thanked those that attended and shared their thoughts and concerns. They will be holding numerous forums in the future to continue the conversations. He also reported that the latest NESDC enrollment projections have slowed a little since last spring with the expectations to still be 17% or 477 students. Chairman Wright congratulated GHS student Mackenzie Holmes who was nominated to be mid-season player of the year by USA Today. He also congratulated Evan Morrill and Mason Guimond, two GHS students that have been selected as PATHS students of the month. He also reminded people that the GHS musical Cinderella opened last weekend and the students put on a great show. The final shows will be held this weekend. The Unified Basketball Team at GHS has a game on Wednesday, February 6<sup>th</sup> at 3pm. He recognized this extraordinary team where several GHS students team up with special needs GHS students to form a basketball team that competes against other unified teams from schools in our area. Everyone is invited to come out and cheer the teams on.

Chairman Hartwell opened public hearing #1. There were no comments from the public and the hearing was closed.

Chairman Hartwell asked the Council if he should be recused from the vote due to a conflict of interest of his farm selling beef to the applicant.

Moved by Councilor Hager, seconded by Councilor Wilder Cross and VOTED, to allow Chairman Hartwell to vote on Item # 9409. **6 yeas**

**Item # 9409** Moved by Councilor Shepard, seconded by Councilor Hager and ORDERED, that the Town Council approve a renewal liquor license and a renewal Special Amusement License for Sebago Brewing Company, 616 Main Street. **7 yeas**

Chairman Hartwell opened public hearing #2. There were no comments from the public and the hearing was closed.

**Item #9410** Moved by Councilor Wilder Cross, seconded by Councilor Pratt and ORDERED, that the Town Council approve a new Massage License for Walter Raymond Selens, doing business at Gorham Muscular Therapy, 230 Main Street. **7 yeas**

**Item #9411** President Glenn Cummings of the University of Southern Maine gave a presentation on the future organizational name change.

**Item #9412** Moved by Councilor Phillips, seconded by Councilor Shepard and Ordered, that the Town Council approve a plan by the Cumberland County Soil and Water District to use grant funding to enhance community green spaces at the Little Falls Activity Center and Robie Gym.

Moved by Councilor Hager, seconded by Councilor Phillips and VOTED to amend the item to include Phinney Park. **7 yeas**

**Item # 9412 VOTED as amended. 7 yeas**

**Item #9413** Moved by Councilor Phillips, seconded by Councilor Wilder Cross and ORDERED, that the Town Council approve a plan by the Gorham Conservation Commission to build a community bicycle pump track on Map 20, Lot 4 off of Weeks Road. **7 yeas**

**Item #9414** Moved by Councilor Wilder Cross, that the Town Council authorize the Public Works Department to perform winter maintenance on sidewalks within the no bus pickup walking zones in the Town of Gorham.

**The item did not receive a second so the Item Fails.**

**Item #9415** Moved by Councilor Pratt, seconded by Councilor Phillips and ORDERED, that the Town Council instruct the Ordinance Committee to review adding requirements to the Land Use & Development Code requiring that taxes be paid before the issuance of permits and bring back its recommendations to the Town Council. **7 years**

Moved by Councilor Hager, seconded by Councilor Pratt and VOTED to waive the reading of Item #9416 due to length. **7 years**

**Item #9416** Moved by Councilor Shepard, seconded by Councilor Smith and ORDERED, that the Town Council forward a proposal to amend the Land Use & Development Code to increase the number of lots and dwelling units allowed on a private way, to the Planning Board for a Public Hearing and their recommendation, as follows:

H. STANDARDS FOR PRIVATE WAYS

The Planning Board may approve the use of private ways to provide access to individual lots of land provided that the following conditions are met:

- 1) ~~Each lot having access from a~~ An approved private way may be improved with no more than two dwelling units and related accessory buildings and uses serve a combination of dwelling units/ lots identified below:

1 lot gravel private way – 1 lot with a single family house

2-6 gravel private way – total combination of 6 lots and or dwelling units

7- 10 private way – total combination of 10 lots and or dwelling units

Deletions: ~~Struck~~

Additions: Underlined

Moved by Councilor Shepard, seconded by Councilor Pratt and VOTED to amend Section H, 1 to read 7-10 Paved Private Way instead of 7-10 Private Way. **7 years**

Mark Curtis, Gorham Sand and Gravel spoke in favor of the item and encouraged Council members to vote in favor of the item.

**Item # 9416 VOTED as amended. 7 yeas**

Moved by Councilor Hager, seconded by Councilor Shepard and VOTED to waive the reading of Item #9417 due to length. **7 yeas**

**Item # 9417** Moved by Councilor Hager, seconded by Councilor Pratt and ORDERED, that the Town Council forward a proposal to amend the Land Use & Development Code to allow for Personal Services and Professional Out-Patient Clinics in the Office Residential Zone, to the Planning Board for a Public Hearing and their recommendation, as follows:

#### **SECTION 1-14 - OFFICE-RESIDENTIAL DISTRICT**

##### **A. PURPOSE**

To provide space within the Town of Gorham for a mixture of residential uses and business and professional offices in close proximity to the existing commercial areas of the Town. These office uses are intended to be in keeping with the existing character and scale of the area. The reuse and rehabilitation of existing structures is encouraged for new office uses.

##### **B. PERMITTED USES**

- 1) Any building or use identified as a permitted use in the Urban Residential District under Section 1-6, Subsection B of this Chapter
- 2) Business and professional offices and professional out-patient clinics
- 3) Drive-through service, as defined in Section 1-5 or this Chapter, when accessory to financial institutions
- 4) Bed and Breakfast Establishment
- 5) Retail Sales having a gross floor area of less than 4,000 sf
- 6) Personal Services having a gross floor area of less than 2,000 sf

\*Additions: Underlined

Katherine Wilson, 381 Main Street spoke on behalf of the business that she would like to start and asked the Council to consider this item.

**Item # 9417 VOTED 7 yeas**

**Item # 9418** Moved by Councilor Shepard, seconded by Councilor Hager and ORDERED, that the Town Council endorse the Community Development Block Grant Applications for improvements to the Little Falls Recreation Fieldhouse and sidewalks on Mosher Road and Acorn Street in Little Falls. **7yeas**

**Item #9419** Moved by Councilor Shepard, seconded by Councilor Wilder Cross and ORDERED, that the Town Council appropriate \$245,000 from Account # 621-71-40630-71 for the purposes of constructing a parking lot and baseball field on the Chick Property as outlined in Phase I of the property's master plan. **6 yeas, 1 nay (Smith)**

**Item #9420** Moved by Councilor Shepard, seconded by Councilor Pratt and ORDERED, that the Town Council go into Executive Session, pursuant to Title 36, MRSA Section 841 to discuss one application for an abatement of taxes based on poverty.

Moved by Councilor Shepard, seconded by Councilor Phillips and VOTED to amend the item to add and pursuant to Title 1 MRSA 405 (6) (A) for a personnel issue. **7 yeas**

**Item #9420 VOTED as amended. 7 yeas.**

Moved by Councilor Pratt, seconded by Councilor Shepard and VOTED to come out of Executive Session. **7 yeas**

Moved by Councilor Phillips, seconded by Councilor Shepard and VOTED to deny the one application for an abatement of taxes based on poverty. 6 yeas, 1 nay (Hartwell)

Moved by Councilor Pratt, seconded by Councilor Phillips and VOTED to adjourn. **7 yeas**

Time of adjournment: 9:46pm

A True Record of Meeting  
02/06/2019

ATTEST \_\_\_\_\_  
Laurie Nordfors, Town Clerk