

REPORT OF THE  
GORHAM TOWN COUNCIL  
REGULAR MEETING  
Burleigh Loveitt Council Chambers  
June 6, 2023

Chairman Pratt opened the meeting. There were 10 members of the public in attendance.

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

Moved by Councilor Lavoie, seconded by Councilor Shepard and VOTED to accept the Minutes of the May 2, 2023 Regular Town Council Meeting and the May 16, 2023 Special Town Council Meeting. **7 yeas**

**Open Public Communications**

Marvella Heard, 828 Gray Road expressed her concern for the ongoing noise and traffic on Gray Road and the unsafe conditions for pedestrians. She asked the Council to look into improving conditions on the road.

**Councilor Communications**

Councilor Shepard participated in the Memorial Day parade and was amazed at the high turnout of residents that showed up to view the parade. He thanked all that participated.

Councilor Siegel reminded residents that Gorhams 1<sup>st</sup> Pride event will be on June 24<sup>th</sup> from 11:00am-2:00pm at the Gazebo in front of the Municipal Center.

Councilor Wilder Cross congratulated the GHS graduating seniors who received awards during last week's Senior Scholarship Night and wished them good luck as they embark on the next step in their life's journey. She enjoyed the GMS Steel Band Concert held last week and thanked the teachers and students for their hard work. Councilor Wilder Cross attended the Gorham Village Alliance meeting and reported that the popular Art on South event will be held on September 9<sup>th</sup> on Preble Street Common. More information can be found on the Gorham Village Alliance Facebook page. She reported that the Gorham Taste Walk attracted a good number of "foodies" who sampled and ranked food vendors in the Village. First prize went to Azul Tequila, second to Iaia Brazil and third to Souped Up. Councilor Wilder Cross attended the may Ordinance Committee meeting where they discussed accessory use outdoor storage guidelines to the Roadside Commercial District Ordinance, which was sent to the Planning Board for further review. The Committee also discussed long term plan for pedestrian improvements consistent with the Comprehensive Plan and how the cost could affect commercial and residential development, standards for curb cuts consistent with the Comprehensive plan and how the Urban Compact could put the maintenance of some roads on the town rather than the State, as well as reviewed parking ordinance with the goal to reduce the number to fewer standard based on residential commercial industrial and commercial village paring needs. All items will be further studied by staff.

Councilor Gagnon announced that the Robie Park Steering Committee meeting will be held June 7<sup>th</sup> at 6:30 where they will meet with the newly chosen landscape architect. He also enjoyed the Memorial Day Parade and thought it was a great turnout.

Councilor Lavoie enjoyed the Memorial Day parade and congratulated WWII vet John Alden, who marched in the parade. He also reported that the Finance Committee will meet on Friday, June 9<sup>th</sup> at 1:00pm.

Councilor Phillips reported that the Historical Society's open house last week had lots of new members join. She stated that there will be another open house in July that will be open to the public and meetings will start up in August. She also congratulated the winners of the Taste walk and revealed that the honorable mention winner was Just my Style Catering, which is a new catering business in Gorham.

Chairman Pratt reminded citizens to get out and vote at the June 13<sup>th</sup> School Budget Validation Election. He also enjoyed the Memorial Day parade and thanked all that participated. And as always, Chairman Pratt noted the need to donate blood if able.

### **Department Manager Report**

Chief Fickett gave a review of the Fire Department and their duties.

### **Town Manager Report**

Town Manager Paraschak announced that the Municipal Center will be going to a 4-day work week starting July 1<sup>st</sup>. This will include the Town Clerk's Office, Finance Office, HR and Town Manager's Office, Community Development Department (Planning, Assessing, Code Enforcement and Economic Development Offices), Recreation Department and GoCam. These offices will be open Monday through Thursday from 7:00am to 5:00pm and closed on Fridays. He also reminded citizens of the Little Falls Food Trucks Event, that are open on Thursdays from 4pm-8pm as well as the new Garbage to Garden program that kicked off this month. More information can be found on their website.

### **School Committee Report**

School Committee Chair Darryl Wright reported the following;

I would like to Thank Tom Smith, outgoing GMS Assistant Principal, for his service to GMS over the last four years. Tom has decided to return to the classroom as a teacher at GMS and is looking forward to spending more time with students. Thank you Tom!

I would like to welcome our new GMS Assistant Principal to the District, Lucas Witham will start with us this summer. He is a Maine Native, returning from his role in a school in Virginia as an Asst. Principal. Quinton and the entire GMS family are looking forward to him joining the team.

At our last meeting, the School Committee voted to approve moving forward with accepting the bids for Phase II of the GHS HVAC project as part of our approved referendum from this past fall. Phase I focused on the boiler room and VAV's in

classrooms (Variable Air Volume). Phase II is focused on roof top air handles, the gym and auditorium air handlers as well as the chiller for the gym and auditorium. Phase III will be classroom AC installations. I wanted to make the TC and the public aware that it looks like parts for the Phase II work could be delayed as long as 50 weeks or more, which will most likely impact the overall time lines for the project to be completed. We had originally anticipated this taking two years.

Groundwork will begin as early as this week on the final phase of the Narragansett modular expansion project. So far, this work has been running on time, however we may run into issues with not being able to secure the bonds as our FY 22 Audit still has not yet been completed. This may delay the ability to order the modulars from Schiavi. We will keep you informed as this progresses. At this point we are hopeful that our leasing company will accept a preliminary audit to allow us to move forward with the modular leases.

This summer a small group of District Admin. with School Committee representation will be reviewing numbers to determine if the District should further pursue the idea of grade level schools for the Fall of 2024. This work will be done first. If it is determined that this is NOT the appropriate financial long-term direction, we will then be proceeding with work to adjust the three school attendance zones in preparation for changes in the Fall of 2024. A report on the grade level schools analysis will be prepared for the School Committee to consider first thing this Fall so that ample time may be provided to continue planning for next steps. We will continue to keep the public informed as we move through this process.

There is A LOT happening with the end of the year events right now across all our schools. Here's a few highlights:

- Senior walk June 9 starting at 8:45 a.m. it will be live streamed via the District's FB page so tune in to watch!
- Senior BBQ June 9 at 11:30 a.m.
- Class of 2023 Graduation will be June 11 at 4:00 p.m. rain or shine. If the weather is good, we'll be on the football field. If there are changes due to rain, we will be inside the GHS in the gymnasium with overflow in the MPAC.
- 8th grade celebration parade - Thursday June 15
- 
- \* Last student day June 16, 2023.

The next School Committee regular meeting will be held Wednesday, June 14, 2023, in the Burleigh Loveitt Council Chambers at 7pm.

**Public hearing #1**

**On item #2023-6-1**

Public hearing to hear comment on a proposal to issue a renewal Medical Marijuana License to Andrew Rosenfeld, Second Nature LLC, 44 Sanford Drive. Property owned by Jim Fox. (Admin. Spon.)

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

**Proposed**

**Order #23-79**

Moved by Councilor Phillips, seconded by Councilor Lavoie and Ordered, that the Town Council issue a renewal Medical Marijuana License to Andrew Rosenfeld, Second Nature LLC, 44 Sanford Drive. Property owned by Jim Fox.

**Order #23-79 was VOTED 7 yeas**

**Public hearing #2**

**On item #2023-6-2**

Public hearing to hear comment on a proposal to issue a renewal Medical Marijuana License to Valeric Nadeau, Skyfall Cannapy LLC, 5 Little Wing Lane, Unit D. Property owned by Dave Cowan. (Admin. Spon.)

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

**Proposed**

**Order #23-80**

Moved by Councilor Lavoie, seconded by Councilor Phillips and Ordered, that the Town Council issue a renewal Medical Marijuana License to Valeric Nadeau, Skyfall Cannapy LLC, 5 Little Wing Lane, Unit D. Property owned by Dave Cowan.

**Order #23-80 was VOTED 7 yeas**

**Public hearing #3**

**On item #2023-6-3**

Public hearing to hear comment on a proposal to issue a renewal Medical Marijuana License to Jared Dinsmore, 5 Little Wing Lane, Unit C. Property owned by Dave Cowan. (Admin. Spon.)

Chairman Pratt opened public hearing #3. There were no comments from the public and the hearing was closed.

**Proposed  
Order #23-81**

Moved by Councilor Phillips, seconded by Councilor Siegel and Ordered, that the Town Council issue a renewal Medical Marijuana License to Jared Dinsmore, 5 Little Wing Lane, Unit C. Property owned by Dave Cowan.

**Order #23-81 was VOTED 7 yeas**

**Public hearing #4  
On item #2023-6-4**

Public hearing to hear comment on a proposal to amend the Zoning Map and Land Use and Development Code to implement the Comprehensive Plan, to create the White Rock Mixed-Use District. (Admin. Spon.)

Chairman Pratt opened public hearing #4. There were no comments from the public and the hearing was closed.

**Proposed  
Order #23-82**

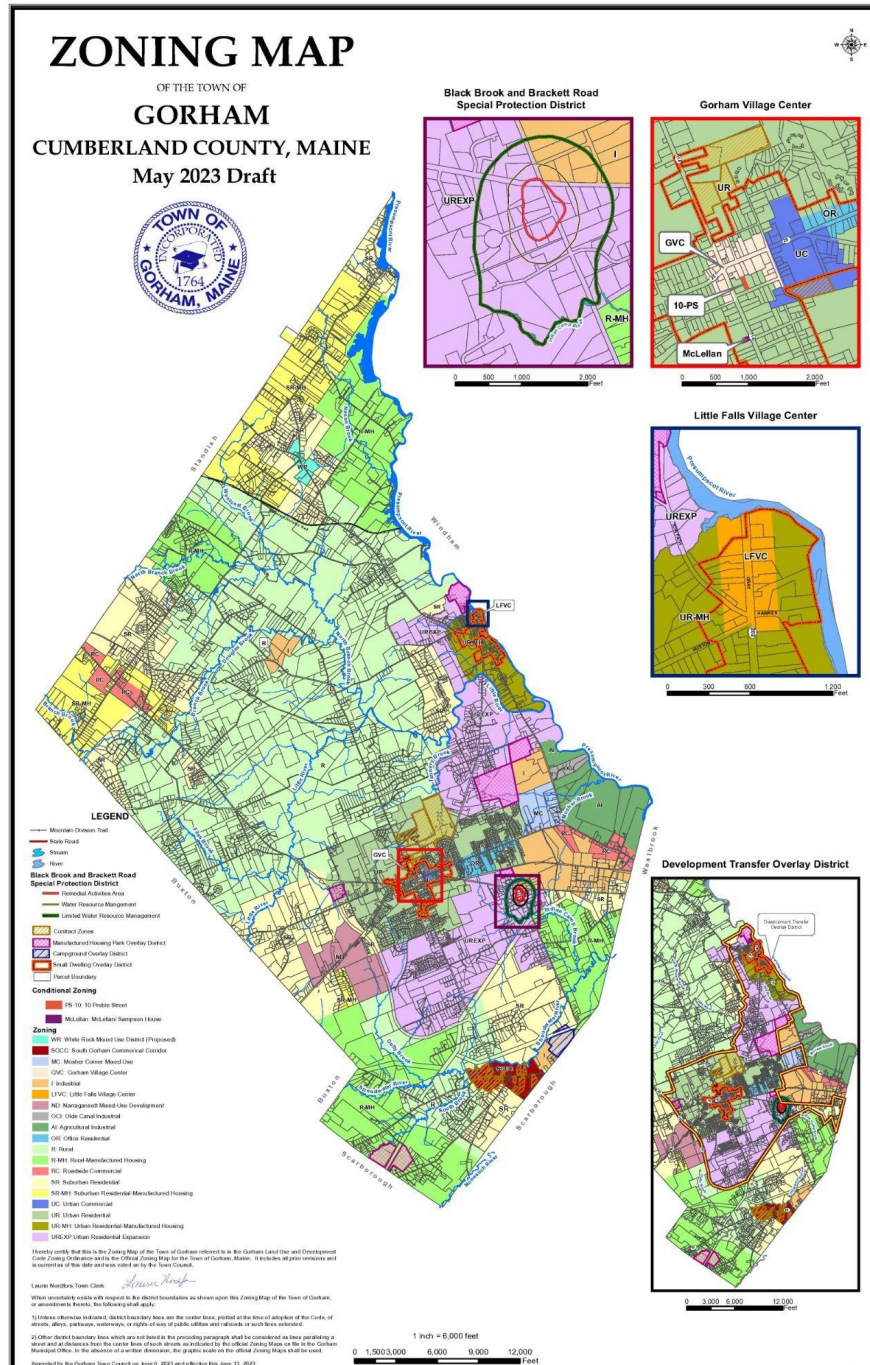
Moved by Councilor Phillips, seconded by Councilor Shepard and Ordered, that the Town Council amend the Zoning Map and Land Use and Development Code to implement the Comprehensive Plan, to create the White Rock Mixed Use District.

**\*\*Proposed amended zoning map included below. Due to the length of the ordinance language, it will be a separate document.**

**Order #23-82 was VOTED 6 yeas, 1 nay (Gagnon)**

**Moved by Chairman Pratt, seconded by Councilor Phillips and VOTED to reconsider the vote of Order #23-82. 7 yeas**

**Moved by Chairman Pratt, seconded by Councilor Phillips and VOTED to table Item #2023-6-4 until next Council meeting. 7 yeas**



Item #2023-6-5

Action to consider appointing a member to the Board of Appeals.  
(Appointments Committee Spon.)

Proposed  
Order #23-83

Moved by Councilor Gagnon, seconded by Councilor Wilder Cross  
and Ordered, that the Town Council appoint Dan Nichols to the  
Board of Appeals.

Order #23-83 was VOTED 7 years

**Item #2023-6-6**

Action to consider instructing the Ordinance Committee to provide language in Town Ordinances to restrict dog access on public sports fields. (Councilor Philips Spon.)

**Proposed**

**Order #23-84**

Moved by Councilor Phillips, seconded by Councilor Wilder Cross and Ordered, that the Town Council instructs the Ordinance Committee to review and provide recommendations to municipal ordinances that would restrict access of dogs on public athletic fields.

**Order #23-84 was VOTED 7 yeas**

**Item #2023-6-7**

Action to consider evaluating certain roadways for public discontinuance. (Councilor Philips Spon.)

**Proposed**

**Order #23-85**

Moved by Councilor Phillips, seconded by Councilor Siegel and Ordered, that the Town Council instructs staff to provide recommendations on roadways for discontinuance and bring said recommendations back to the Town Council for action.

**Moved by Councilor Phillips, seconded by Councilor Lavoie and VOTED to amend the order to say:**

Ordered that the Town Council instruct staff to provide recommendations on roadways for discontinuance and send recommendations to the Capital Improvement Committee for discussion before sending back to the Town Council for action.

**7 yeas**

**Order #23-85 was VOTED as amended. 7 yeas**

**Item #2023-6-8**

Action to consider allocating up to \$10,000 for public art. (Councilor Siegel Spon.)

**Proposed**

**Order #23-86**

Moved by Councilor Siegel, seconded by Councilor Phillips and Ordered, that the Town Council authorizes the release of up to \$10,000 from its contingency account for the purpose of supporting public art in the Town of Gorham.

**Moved by Councilor Gagnon, seconded by Councilor Phillips and VOTED to amend the order to read:**

Ordered, that the Town Council authorizes the release of up to \$10,000 from its contingency account for the purpose of supporting public art in the Town of Gorham and will approve and send to the Finance Committee to review potential grant opportunities. **7 yeas**

**Order #23-86 was VOTED as amended 7 yeas**

**Item #2023-6-9** Action to consider setting a Town Council workshop for June 20, 2023. (Councilor Pratt Spon.)

**Proposed**

**Order #23-87**

Moved by Councilor Lavoie, seconded by Councilor Gagnon and Ordered, that the Town Council sets June 20, 2023 as a workshop to discuss the allocation of remaining American Rescue Plan Act funding.

**Order #23-87 was VOTED 7 yeas**

**Item #2023-6-10** Action to consider setting a date for a joint workshop with the Gorham School Committee for budget expectations for the FY2025 fiscal year. (Councilor Phillips Spon.)

**Proposed**

**Order #23-88**

Moved by Councilor Phillips, seconded by Councilor Shepard and Ordered, that the Town Council instructs staff to work with the Gorham School Department to find a date for a joint workshop to discuss budget expectations for FY2025 before the start of the budget process.

**Order #23-88 was VOTED 7 yeas**

**Item #2023-6-11** Action to enter into executive session for personnel matters and to discuss confidential economic development matters.

**Proposed**

**Order #23-89**

Ordered, that the Town Council enter into executive session pursuant to 1 MRSA § 405(6) (A) Personnel Matters and 1 MRSA § 405(6) (C) for discussion or consideration of the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of



publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency.

**Moved by Councilor Gagnon, seconded by Councilor Siegel and VOTED to table Item #2023-6-11  
7 yeas**

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

**Time of adjournment: 8:00 pm**

A True Record of Meeting  
06-062023

*Laurie K. Nordfors*  
ATTEST

Laurie Nordfors, Town Clerk  
06-07-2023