

MINUTES

TOWN OF GORHAM ORDINANCE COMMITTEE MEETING Meeting of December 19, 2022 – 8:00 a.m. Gorham Municipal Center, Conference Room A

Present: Committee Chair Virginia Wilder Cross, and Councilors Ronald Shepard and Seven Siegel.

Also present: Director of Community Development, Tom Poirier; Town Planner, Carol Eyerman; Assistant Town Planner, Damon Yakovleff, and Executive Assistant, Jessica Hughes.

1. **Consideration of the minutes of the October 25, 2022 meeting.**

A motion was MADE by Councilor Shepard, SECONDED by Councilor Siegel, and VOTED to accept the minutes of the October 25, 2022 meeting. Unanimous vote.

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

A consensus was reached to take item 3-B out of order and discuss first ahead of items under Current Business.

- B. Modernize language within existing and future ordinances and Town-used forms to use gender-inclusive language where appropriate, and review the Rules of the Town Council and make recommendations for changes to use gender-inclusive language where appropriate (referred by the Town Council on December 6, 2022).

Director of Community Development Tom Poirier advised that staff were in the process of coding all ordinances and the Land Use & Development Code.

Mr. Poirier shared that the same vendor that was selected for codification can go through all ordinances and make the language gender-neutral for an additional \$950.

A motion was MADE by Councilor Shepard, SECONDED by Councilor Siegel, and VOTED to accept the \$950 proposal. Unanimous vote.

- A. Mr. Poirier referred to the memo provided by Assistant Town Planner Damon Yakovleff (attachment 3-A) and said he does not recommend keeping the language under section 4b.

Councilor Siegel suggested considering a noise ordinance to which Mr. Poirier said that one already exists.

A motion was MADE by Councilor Shepard, SECONDED by Councilor Siegel, and VOTED to strike section 4b from the proposed language, and forward to the Town Council with the committee's recommendations for consideration. Unanimous vote.

2. **Current Business**

- A. Develop a long-term plan for pedestrian improvements consistent with the Town's Comprehensive Plan (referred by the Town Council on August 2, 2022).

Mr. Poirier said that the purpose for this item is to identify where and why sidewalk connections are needed for the Planning Board for subdivisions and site plans.

Mr. Poirier said that the Town has been a good partner as he referred to the Narragansett project that was done with Town, developer and state funds, which totaled \$500k.

Mr. Poirier said that Town Planner Carol Eyerman drafted the first version of the overlay district, and Mr. Yakovleff printed the large format map for conversation.

Mrs. Eyerman said the hash on the map represents designated growth areas. She noted that the ordinance says, as currently written, that sidewalks will be installed in all hashed areas.

Councilor Siegel recommended sidewalks being required in interconnected subdevelopment.

A discussion ensued regarding West Gorham land uses and long-term plans town-wide. Councilor Siegel asked if the long-term plan is to have more dense population in West Gorham to which Mr. Poirier said it is a moderate growth area. He has no concern with not requiring sidewalks in this area, but would require them in residential development.

Councilor Wilder Cross voiced that she is okay with not requiring sidewalks in West Gorham.

Councilor Siegel recommends considering multi-use paths to which Mrs. Eyerman said that will be a phase 4 conversation.

A discussion ensued regarding potential future land uses in the White Rock area.

Councilor Siegel said that if the plan is to make another village area in the White Rock mixed-use district, he recommends stopping around Mason Road.

Mr. Poirier recommends putting a 1,320-foot buffer along the [Mountain Division] trail.

Mrs. Eyerman said this could be another tier or trail overlay.

Mr. Poirier asked if the committee wanted to include sidewalks in the White Rock Mixed-Use District to which Councilor Shepard said – yes.

Councilor Shepard commented that Wescott Road seems like a decent road to connect to the [Mountain Division] trail.

Mr. Poirier asked if the committee wants a buffer around the district or just use the boundary to which Councilor Shepard said he was not opposed to a 1,320-foot buffer.

Mr. Poirier asked if the committee wants a buffer on both sides of the Mountain Division Trail to which Councilors Wilder Cross and Shepard said they wanted a 1,000-foot buffer.

Councilor Siegel said he would prefer a 1,320-foot buffer around the trail on both sides.

Mr. Poirier said that at the time of the last iteration of the Comprehensive Plan, the Town Council was proposing to turn the South Gorham area from Rural into Suburban Residential, although the community spoke against the conversion.

Councilor Shepard said he is not opposed requiring sidewalks to connect into Westbrook from Barnfield to the Westbrook line.

Councilor Siegel asked if the hope is to put sidewalks on Brackett Road to which Councilor Shepard said – no.

A discussion ensued regarding potential future land uses of South Gorham.

Councilor Siegel agreed with starting sidewalks at Barnfield Road. He asked if a buffer should be around the Crosstown Trail to which Mrs. Eyerman recommended having a 500-foot buffer around the South Gorham Commercial District, which will be rezoned to mixed-use.

Mr. Poirier asked if the committee wants a buffer around the smaller industrial area.

Councilor Siegel said that sidewalks should be required around the crossroads area, identified as the leather brown area on the overlay map.

Mr. Poirier said that internally, a sidewalk would be warranted. He asked if the committee wanted sidewalks that far out of a development (e.g. McClellan Road).

Councilor Siegel said he hopes that a mixed-use path can be connected to the turnpike spur.

Mr. Poirier suggested the following changes to the overlay map:

1. Add a 1,320-foot buffer in the White Rock Mixed-Use District.
2. Remove requirement for sidewalks from anything else in the North Gorham area.
3. Add a 1,000-foot buffer around the Mountain Division Trail.
4. Remove requirement for sidewalks from anything else in the West Gorham area, including the Phinney Industrial land.
5. Remove requirement for sidewalks from cabinet company area.
6. Remove requirement for sidewalks from South Gorham industrial land.
7. Add requirement for sidewalks up to Barnfield Lane in overlay district.
8. Add 500-foot buffer around South Gorham Commercial District.

A motion was MADE by Councilor Siegel, SECONDED by Councilor Shepard, and VOTED for staff to make the amendments discussed. Unanimous vote.

- B. Review revising standards for curb cuts on arterials and designated collectors consistent with the Town's Comprehensive Plan (referred by the Town Council on August 2, 2022).

Mr. Poirier updated the committee that he will be meeting with a consultant and bring back more information at the next meeting.

A motion was MADE by Shepard, SECONDED by Councilor Siegel, and VOTED to table the item for further discussion at the next meeting. Unanimous vote.

- C. Explore a vernal pool transfer program consistent with the Town's Comprehensive Plan (referred by the Town Council on August 2, 2022).

Mr. Poirier updated the committee that he will be meeting with a consultant and bring back more information at the next meeting.

A motion was MADE by Shepard, SECONDED by Councilor Siegel, and VOTED to table the item for further discussion at the next meeting. Unanimous vote.

4. **Other Business**

No items were discussed under this section.

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

The next meeting of the committee is scheduled for Tuesday, January 17, 2023 at 11:00 a.m. in Conference Room A. The following items will be discussed at the next meeting:

- A. Develop a long-term plan for pedestrian improvements consistent with the Town's Comprehensive Plan (referred by the Town Council on August 2, 2022).
- B. Review revising standards for curb cuts on arterials and designated collectors consistent with the Town's Comprehensive Plan (referred by the Town Council on August 2, 2022).
- C. Explore a vernal pool transfer program consistent with the Town's Comprehensive Plan (referred by the Town Council on August 2, 2022).

6. **Adjournment**

There being no further business, a motion was MADE by Councilor Shepard and SECONDED by Councilor Wilder Cross and VOTED to adjourn. Time of adjournment: 9:30am.

Respectfully submitted,
Jessica Hughes, Executive Assistant