

AGENDA AND PROPOSED ORDERS
GORHAM TOWN COUNCIL
REGULAR MEETING
February 7, 2023
6:30pm
Burleigh Loveitt Council Chambers

Pledge of Allegiance to the Flag

Roll Call

Acceptance of the minutes of the January 3, 2023 Regular Town Council Meeting and the January 24, 2023 Special Town Council Meeting.

Open Public Communications

Councilor Communications

Department Manager Report

Town Manager Report

School Committee Report

**Public hearing #1
On Item #2023-2-1**

Public hearing to hear comment on a proposal to issue a renewal Liquor License to Make Dough LLC, DBA Otto's Pizza. (Admin. Spon.)

**Proposed
Order #23-23**

Ordered, that the Town Council issue a renewal Liquor License to Make Dough LLC, DBA Otto's Pizza, 109 Main Street, Unit C.

**Public hearing #2
On Item #2023-2-2**

Public hearing to hear comment on a proposal to issue a renewal Liquor License to JBNI1 LLC, DBA Junction Bowl. (Admin. Spon.)

**Proposed
Order # 23-24**

Ordered, that the Town Council issue a renewal Liquor License to JBNI1 LLC, DBA Junction Bowl, 7 Railroad Avenue.

Public hearing #3
On Item #2023-2-3

Public hearing to hear comment on a proposal to issue a renewal Special Amusement License to JBNI1 LLC, DBA Junction Bowl. (Admin. Spon.)

Proposed
Order #23-25

Ordered, that the Town Council issue a renewal Special Amusement License to JBNI1 LLC, DBA Junction Bowl, 7 Railroad Avenue.

Public hearing #4
On Item #2023-2-4

Public hearing to hear comment on a proposal to issue a renewal Adult Use Marijuana License to Harrison Otterbein, Warren West Group LLC, 289 New Portland Road. Property owned by 789 Development LLC. (Admin. Spon.)

Proposed
Order #23-26

Ordered, that the Town Council issue a renewal Adult Use Marijuana License to Harrison Otterbein, Warren West Group LLC, 289 New Portland Road. Property owned by 789 Development LLC.

Public hearing #5
On item #2023-2-5

Public hearing to hear comment on a proposal to issue a renewal Medical Use Marijuana License to Gerard Tardiff, Callander Corp., 5 Little Wing Lane, Unit B. Property owned by Dave Cowen.

Proposed
Order #23-27

Ordered, that the Town Council issue a renewal Medical Use Marijuana Licenses to Gerard Tardiff, Callander Corp., 5 Little Wing Lane, Unit B. Property owned by Dave Cowen.

Item #2023-2-6

Action to consider establishing a new date for the Town Council vote on the Gorham School Department and Municipal budgets. (Councilor Shepard Spon.)

Proposed

Order #23-28

Ordered, that the Town Council establishes May 16, 2023 as a special Town Council meeting in order to approve of both School Department and Municipal Budgets.

Item #2023-2-7

Action to consider reviewing zoning in the Gorham Village Districts to increase economic development. (Councilor Shepard Spon.)

Proposed

Order #23-29

Ordered, that the Town Council forwards to the Ordinance Committee, for review and recommendation, amending the Land Use and Development Code's village zoning districts to increase economic development opportunities.

Item #2023-2-8

Action to consider authorizing staff to begin a review of on street parking and lane layouts in the Gorham Village. (Councilor Shepard Spon.)

Proposed

Order #23-30

Ordered, that the Town Council authorizes staff to propose modifications to the parking and lane layouts within the Gorham Village to increase parking, walkability, bicycle flow while increasing the look and feel of a traditional village; and

Be It Further Ordered, that staff will report back to the Town Council with their recommendations.

Item #2023-2-9

Action to consider ordering the Town to explore current and future Economic Development programs with the Economic development/Capital Improvement Committee. (Councilor Gagnon Spon.)

**Proposed
Order #23-31**

Ordered that the Town Council authorize the Town to explore current and future Economic Development programs with the Economic Development/Capital Improvement Committee.

Where by the Economic Development/Capital Improvement Committee will be authorized to review current programs or initiatives that various Town Departments currently undertake;

Where by the various Town Departments will provide the materials necessary for review;

Where by the Economic Development/Capital Improvement Committee will consult with the Gorham Economic Development Corp, and any other community group or organization that will lead to further Economic Benefit;

Be it further ordered that the Economic Development/Capital Improvement Committee review existing programs and determine new programs, initiatives, or other economic development opportunities.

Item #2023-2-10

Action to consider ordering the Town to review the Little Falls Master Plan with the Capital Improvement/Economic Development Committee.

**Proposed
Order #23-32**

Ordered that the Town Council authorize the Town to explore current and future Capital Improvements for the Little Falls Recreation Area and Little Falls Community Center.

Where by the Capital Improvement/Economic Development Committee will be authorized to review current and future Capital Improvements for the Little Falls Recreation Area and Little Falls Community Center;

Where by the various Town Departments will provide the materials necessary for review;

Where by the Capital Improvement/Economic Development Committee will consult with community groups and stakeholders for input;

Where by the Capital Improvement/Economic Development Committee will take into account the proposed grant funding for parking area light improvements, and how best to incorporate them into the site;

Be it further ordered that the Capital Improvement/Economic Development Committee will make recommendations for changes to the Town council.

Item #2023-2-11

Action to consider authorizing a pilot program for recycling food waste. (Councilor Siegel Spon.)

**Proposed
Order #23-33**

Ordered, that the Town Council authorizes a staff to execute a pilot program for recycling food waste with a local vendor with a drop off location in the Gorham Village to cost no more than \$2,000 for the remainder of the fiscal year; and

Be It Further Ordered, that funding for the pilot program is authorized from the Town Council's contingency account.

Item #2023-2-12

Action to consider authorizing staff to release a request for proposals to transfer and refurbish town property located at 28 School Street. (Councilor Wilder Cross Spon.)

**Proposed
Order #23-34**

Ordered, that the Town Council authorizes staff to release a request for proposals to qualified contractors to develop, rehab and/or further utilize the town owned building and property at 28 School Street for mixed use, multi dwelling unit and/or commercial benefits; and

Be It Further Ordered, that staff will bring recommendations back to the Town Council on a final course of action for the property.

Item #2023-2-13

Action to consider ordering the town to explore the cost of adding public charging to the Robie Gym location, with the cost to be included in the 2023/2024 budget, with the intention of installing up to a Level 3 charger. (Councilor Gagnon Spon.)

**Proposed
Order #23-35**

Ordered, that the Town Council authorize the town to explore and implement a public charging station at the Robie Gym location, with the cost to be included in the 2023/2024 budget.

Be It Further Ordered, that the Town look to install up to a Level 3 charger.

Item #2023-2-14

Action to consider adding certain agricultural uses into the Village Expansion Districts. (Councilor Phillips Spon.)

Proposed

Order #23-36

Ordered, that the Town Council instructs the Ordinance Committee to review adding agricultural uses into the Village Expansion Districts and report back to the Town Council with a recommendation.

Item #2023-2-15

Action to consider instructing the Ordinance Committee to review minimum square footage standards in the Fire Suppression Systems Ordinance. (Councilor Siegel Spon.)

Proposed

Order #23-37

Ordered, that the Town Council instructs the Ordinance Committee to review increasing the minimum square footage exemption for a fire suppression system from 400 square feet to 800 square feet and report back to the Town Council with a recommendation.

Item #2023-2-16

Action to consider instructing staff to start the process for an open space plan. (Councilor Phillips Spon.)

Proposed

Order #23-38

Ordered, that the Town Council instructs staff to begin the process of conducting an open space plan and inventory for the Town of Gorham in the FY2024 fiscal year; and

Be It Further Ordered, that cost estimates for consultants and/or other services be included in the Town Manager's FY2024 budget for review.

Item #2023-2-17

Action to enter into executive session pursuant to 1 M.R.S.A. § 405(6) (C). (Councilor Shepard Spon.)

Proposed

Order #23-39

Ordered, that the Town Council enters executive session pursuant to 1 M.R.S.A. § 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.

Adjourn