

**AGENDA AND PROPOSED ORDERS  
GORHAM TOWN COUNCIL  
REGULAR MEETING  
June 6, 2023  
6:30PM  
Burleigh Loveitt Council Chambers**

**Pledge of Allegiance to the Flag**

**Roll Call**

**Acceptance of the minutes of the May 2, 2023 Regular Town Council Meeting and the May 16, 2023 Special Town Council Meeting.**

**Open Public Communications**

**Councilor Communications**

**Department Manager Report**

**Town Manager Report**

**School Committee Report**

**Public hearing #1**

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

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.)

**Proposed**

**Order #23-79**

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.

**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.)

**Proposed**

**Order #23-80**

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.

**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.)

**Proposed**  
**Order #23-81**

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.

**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.)

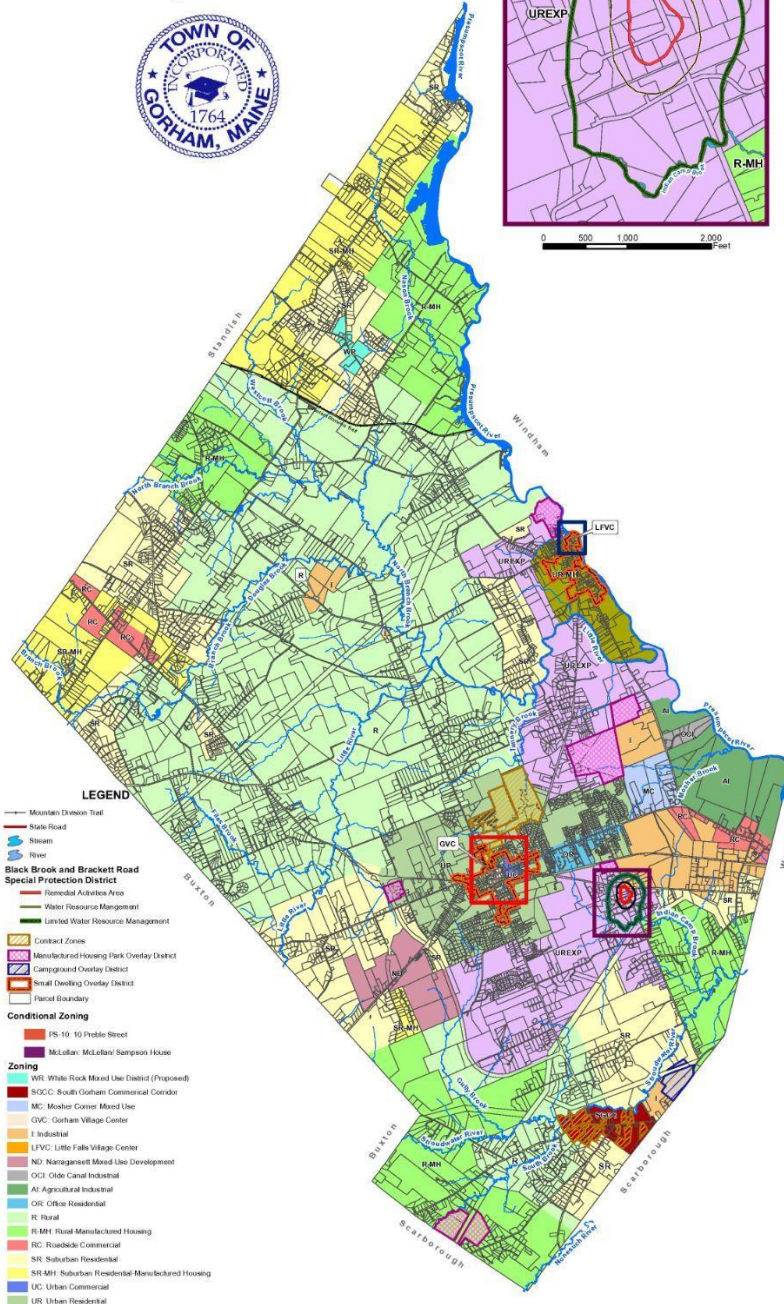
**Proposed**  
**Order #23-82**

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.

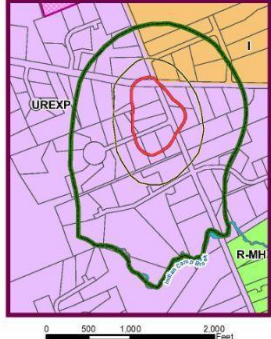
\*\*Proposed amended zoning map included below. Due to the length of the ordinance language, it will be a separate document.

# ZONING MAP

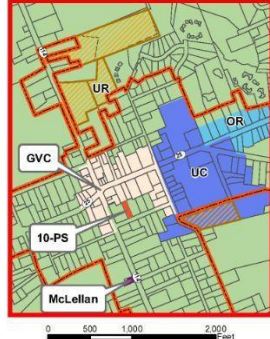
OF THE TOWN OF  
**GORHAM**  
 CUMBERLAND COUNTY, MAINE  
 May 2023 Draft



**Black Brook and Brackett Road  
 Special Protection District**



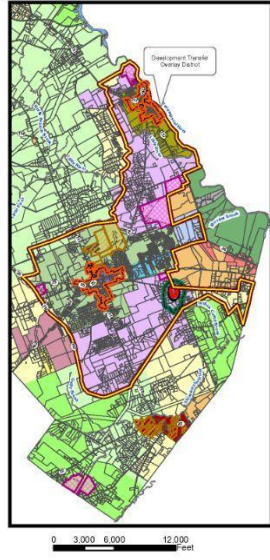
**Gorham Village Center**



**Little Falls Village Center**



**Development Transfer Overlay District**



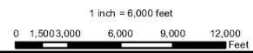
**LEGEND**

- Mountain Division Trail
- State Road
- Street
- River
- Black Brook and Brackett Road Special Protection District
  - Homebased Activities Area
  - Water Resource Management
  - Unified Water Resource Management
- Contract Zones
- Manufactured Housing Park Overlay District
- Campground Overlay District
- Small Dwelling Overlay District
- Parcel Boundary
- Conditional Zoning
  - PS-10 To Private Street
  - McLellan: McLellan Sampson House
- Zoning
  - WR: White Rock Mixed Use District (Proposed)
  - SOCC: South Gorham Commercial Corridor
  - MC: Mosler Corner Mixed Use
  - GVC: Gorham Village Center
  - I: Industrial
  - LFVC: Little Falls Village Center
  - MD: Management Mixed Use Development
  - OCC: Older Canal Industrial
  - AI: Agricultural Industrial
  - OR: Office Residential
  - R: Rural
  - R-MH: Rural Manufactured Housing
  - RC: Roadside Commercial
  - SR: Suburban Residential
  - SR-MH: Suburban Residential- Manufactured Housing
  - UC: Urban Commercial
  - UR: Urban Residential
  - UR-MH: Urban Residential- Manufactured Housing
  - UREXP: Urban Residential Expansion

I hereby certify that this is the Zoning Map of the Town of Gorham referred to in the Gorham Land Use and Development Code Zoning Ordinance and in the Official Zoning Map for the Town of Gorham, Maine. It includes all prior revisions and is accurate as of the date and time noted on the Town Clerk's Office.

Laurie Nordfors, Town Clerk *Laurie Nordfors*

When uncertainty exists with respect to the district boundaries as shown upon this Zoning Map of the Town of Gorham, or amendments thereto, the following shall apply:  
 1) Unless otherwise indicated, district boundary lines are the center lines, plotted at the time of adoption of the Code, of streets, alleys, parkways, waterways, or rights-of-way of public utilities and railroads or such lines extended.  
 2) Other district boundary lines which are not listed in the preceding paragraph shall be considered as lines paralleling a street and at a distance from the center lines of such streets as indicated by the Official Zoning Maps on file in the Gorham Municipal Office. In the absence of a written dimension, the graphic scale on the Official Zoning Maps shall be used.



- Item #2023-6-5** Action to consider appointing a member to the Board of Appeals. (Appointments Committee Spon.)
- Proposed Order #23-83** Ordered, that the Town Council appoint Dan Nichols to the Board of Appeals.
- 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** 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.
- Item #2023-6-7** Action to consider evaluating certain roadways for public discontinuance. (Councilor Philips Spon.)
- Proposed Order #23-85** 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.
- Item #2023-6-8** Action to consider allocating up to \$10,000 for public art. (Councilor Siegel Spon.)
- Proposed Order #23-86** 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.
- Item #2023-6-9** Action to consider setting a Town Council workshop for June 20, 2023. (Councilor Pratt Spon.)
- Proposed Order #23-87** Ordered, that the Town Council sets June 20, 2023 as a workshop to discuss the allocation of remaining American Rescue Plan Act funding.
- 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 Philips Spon.)

**Proposed  
Order #23-88**

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.

**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.

**Adjourn**