

REPORT OF THE  
GORHAM TOWN COUNCIL  
REGULAR MEETING  
Burleigh Loveitt Council Chambers  
September 5, 2023

Chairman Pratt opened the meeting. There were 28 members of the public in attendance.

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

Moved by Councilor Gagnon, seconded by Councilor Wilder Cross and VOTED to accept the Minutes of the August 1, 2023 Regular Town Council Meeting and the August 8, 2023 Special Town Council Meeting. **7yeas**

**Councilor Communications**

Councilor Shepard acknowledged the passing of long time school nurse Clair Drew, and offered his condolences.

Councilor Siegel stated that there is an opening on the Planning Board and GEDC and urged residents to apply if they have any interest in serving on either of the boards.

Councilor Wilder Cross attended the GPCOG webinar that covered the evaluation and recommendations based on the recent Rapid Transit Study. She reported that the goal of the study is to provide fast, reliable, frequent service to all the Metro lines including the Husky Line. The recommendation that affects our line is to combine the #4 bus with the Husky Line, which would extend the line to the Old Port and would include a stop at Maine Medical Center. Councilor Wilder Cross pointed out that she and her husband recently took the Metro into the Old Port, ate lunch and returned by bus to Gorham for a mere \$2.00. She noted that parking would have been at least \$20 in the Old Port. Councilor Wilder Cross thanked GoCam for the amazing documentary about the history of the Gorham/Windham Gunpower Mills which aired on Maine Public Television last month. She also reminded residents that on September 23, Art on South will be at the Preble Street Common.

Councilor Gagnon reminded the public that School is back in session and to drive slowly and carefully, leaving time in the morning and evening to get to where you are going safely.

Councilor Lavoie reported that the Finance Committee will meet on September 7<sup>th</sup> at 1:00pm in Conference Room A of the Municipal Center.

Councilor Phillips disclosed that the Capital Improvements Committee will meet the third Thursday of the month to discuss the discontinuance of roads, the Master Plan and the plan for the Public Works area.

Chairman Pratt reminded residents to donate blood if possible and that nomination papers are due this Thursday for anyone who took out papers to run for School Board of Town Council in November.

## Town Manager Report

Town Manager Paraschak reminded residents that the State program LD-290, Senior Property Tax Stabilization Program will only be active for this tax year and if you were found eligible for the program, your taxes will be locked in at the current rate for only this year. The State has repealed the program and it will no longer be effective after this tax year. More information can be found on the Maine.gov website or by contacting the Town Office. The new Mil rate should be set next week and tax bills will be going out by the end of September. Town Manager Paraschak reported that the South Street/Main Street crosswalk improvement project will kick off later this month. He also thanked the VIPS for assisting the schools with crossing duties in the Village. He also reported that work is continuing on the Wescott Street project and hopes to have that road open soon.

## School Committee Report

**Sarah Perkins, Chair reported the following:**

### Start of School:

The Gorham Schools are OFF and RUNNING! Staff started on August 22, Pre-K, Gr. 6 and Gr. 9 students started on August 28 and all other students (except K) started on August 29. Kindergarten students started today. In addition, fall athletic events will be happening starting this week so please come check out the action in volleyball, golf, field hockey, football, girls' and boys' soccer, and more! Also, our thespians are hard at work and will be doing auditions for the fall play this week. Band/Chorus are up and running too. You can follow schedules for these various events on our website: [www.gorhamschools.org](http://www.gorhamschools.org). If you want to hear more about our opening of schools tune into the Sept. 13 School Committee meeting via GoCAT where each of our building principals will provide a report to the School Committee on our opening days. Norm Justice will also share a detailed report on all the work that was done this past summer in our buildings. Meeting starts at 7:00 p.m.

### Pre-K:

We started the year with 55 students in our Narragansett Program, 20 students in our partnership with Seedlings to Sunflowers, and 16 students in our partnership with Gorham Arts Alliance. *Our schools have moved from serving just 10 Pre-K students in a small pilot program last year to now serving 91 Pre-K students in a combination of public and private partnerships!* As you recall, this was made possible almost entirely with state funding and is an important step in ensuring our Pre-K kids get access to the support services they need. By doing so, we hope to limit the increase in the district's Special Education needs in future years.

### Facilities:

A huge THANK YOU our maintenance staff and our custodial service provider Benchmark for their incredible work this past summer. People often don't realize the intense work that occurs each summer across our schools in the area of facilities. To help understand, please picture a typical classroom. Desks, chairs, carpets, books, easels, projectors, posters, etc. etc. etc. Now imagine who has to move all that "stuff" out of every single room to sweep, clean, dust, polish and wax every floor to a beautiful polish and then move all that stuff back in. Now multiply that image times the 200+ classrooms we have across our five schools and then add in the work associated with having to move some classrooms entire-

ly, then add in the hallways and the gym floors...and well - you get the picture! Our staff did an incredible job this summer getting our buildings ready to open this past week so please if you get a chance, make sure they know how much they are appreciated.

#### Best Place to Work:

The Gorham School Department has been selected as one of the "Best Places to Work in Maine"! *We were selected as one of the top 26 large employers in the state based on a review of our policies and procedures as well as via a comprehensive employee survey.* We will find out later in October who gets the #1 slot in each of the employer size categories - but for right now we are celebrating that we made the list! To my knowledge, in the history of the program we are the first school system to have been honored with this selection. GO GORHAM! In addition to these accolades, the other big piece of participating in this process is the survey data that allows us to identify specific strengths and challenges we may have as an organization. This can help us retain the high-quality employees we have and recruit in an effective manner. Overall, this should help us maintain low turnover and save time & money associated with hiring and onboarding new staff.

#### 2023/2024 Goals:

The School Committee has been working with the Superintendent to finalize goals for the coming year. We thought it important to share those goals - at a high level - with you tonight.

Goal #1 - To revitalize and refresh our Gorham Schools Code of Conduct to ensure it remains a strong foundational and core document for the Gorham Schools for another 20+ years.

Goal #2 - To strengthen communication with Gorham Town Council regarding operational and facilities needs of the School Department.

Goal #3 - To create a financial sustainability plan for the Gorham School Department. This sustainability plan will be a 5-8 year look out at the major drivers of costs for our schools as well as our major revenue streams. It will inventory anticipated trends and potential impacts for key fiscal indicators identified. The plan will then develop a series of recommendations to be implemented over the course of the next 5-8 years that may include the development of specific priorities, cost cutting measures, proactive investments, and potential additional revenue stream development. To help ensure the best possible outcome, all key stakeholders should be included on this committee, including the School District, the Town Council and the community.

Goal #4 - To update/study information on the viability of moving towards grade level structures at K-5 (or other more efficient structures) given the addition of more than 20 classrooms over the past 6 years.

Goal #5 - To develop a K-12 vision and implementation plan for alternative education programming in Gorham.

**Public hearing #1**  
**On Item #2023-9-2**

Public hearing to hear comment on a proposal to issue a renewal Medical Marijuana License to Chris Terison, Terpy Seas LLC, 17A Gorham Industrial Parkway. Property owned by Dave Cowen. (Admin. Spon.)

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

**Proposed**  
**Order #23-119**

Moved by Councilor Gagnon, seconded by Councilor Phillips and Ordered, that the Town Council issue a renewal Medical Marijuana License to Chris Terison, Terpy Seas LLC, 17A Gorham Industrial Parkway. Property owned by Dave Cowen.

**Order #23-119 was VOTED 7 yeas**

**Public hearing #2**  
**On Item #2023-9-3**

Public hearing to hear comment on a proposal to issue a renewal Medical Marijuana License to Tim Nickerson, Deep Sun LLC, 7 Pearson Drive. Property owned by Bob Pearson. (Admin. Spon.)

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

**Proposed**  
**Order #23-120**

Moved by Councilor Gagnon, seconded by Councilor Phillips and Ordered, that the Town Council issue a renewal Medical Marijuana License to Tim Nickerson, Deep Sun LLC, 7 Pearson Drive. Property owned by Bob Pearson.

**Order #23-120 was VOTED 7 yeas**

**Public hearing #3**  
**On Item #2023-9-4**

Public hearing to hear comment on a proposal to issue a renewal Medical Marijuana License to Nicholas Wilson, Forest City Organics, 11 Gorham Industrial Parkway. Property owned by Jack McInerny. (Admin. Spon.)

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

**Proposed**

**Order #23-121**

Ordered, that the Town Council issue a renewal Medical Marijuana License to Nicholas Wilson, Forest City Organics, 11 Gorham Industrial Parkway. Property owned by Jack McInerney.

**Moved by Councilor Phillips, seconded by Councilor Gagnon and VOTED to table Order #23-121 until the next meeting due to the incompleteness of the application. 7 years**

**Public hearing #4**

**On Item #2023-9-5**

Public hearing to hear comment on a proposal to issue a new Medical Marijuana Manufacturing Facility License to Mercy Mwanchingwala, Premium Processing, 17C Industrial Parkway. Property owned by Dave Cowen. (Admin. Spon.)

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

**Proposed**

**Order #23-122**

Moved by Councilor Gagne, seconded by Councilor Phillips and Ordered, that the Town Council issue a new Medical Marijuana Manufacturing Facility License to Mercy Mwanchingwala, Premium Processing, 17C Industrial Parkway. Property owned by Dave Cowen.

**Order #23-122 was VOTED 7 years**

**Public hearing #5**

**On Item #2023-9-6**

Public hearing to hear comment on a proposal to issue a new Medical Marijuana License to Carl Binette, Sourced Craft Cannabis, 44 Sanford Drive. Property owned by Jim Fox. (Admin. Spon.)

Chairman Pratt opened public hearing #5. There were no comments from the public and the hearing was closed.

**Proposed**

**Order #23-123**

Moved by Councilor Gagnon, seconded by Councilor Phillips and Ordered, that the Town Council issue a new Medical Marijuana License to Carl Binette, Sourced Craft Cannabis, 44 Sanford Drive.

**Order #23-123 was VOTED 7 years**

**Public hearing #6**  
**On Item #2023-9-7**

Public hearing to hear comment on a proposal to issue a renewal Liquor License to JBN2, LLC, DBA Sidecar, 7 Railroad Avenue. (Admin. Spon.)

Chairman Pratt opened public hearing #6. There were no comments from the public and the hearing was closed.

**Proposed**  
**Order #23-124**

Moved by Councilor Shepard, seconded by Councilor Lavoie and Ordered, that the Town Council issue a renewal Liquor License to JBN2, LLC, DBA Sidecar, 7 Railroad Avenue

**Order #23-124 was VOTED 7 yeas**

**Public hearing #7**  
**On item #2023-9-8**

Public hearing to hear comment on a proposal to issue a renewal Special Amusement License to JBN2, LLC, DBA Sidecar, 7 Railroad Avenue. (Admin. Spon.)

Chairman Pratt opened public hearing #7. There were no comments from the public and the hearing was closed.

**Proposed**  
**Order #23-125**

Moved by Councilor Shepard, seconded by Councilor Phillips and Ordered, that the Town Council issue a renewal Special Amusement License to JBN2, LLC, DBA Sidecar, 7 Railroad Avenue.

**Order #23-125 was VOTED 7 yeas**

**Public hearing #8**  
**On item #2023-9-9**

Public hearing to hear comment on a proposal to issue a Large Outdoor Event License to Camp Sunshine for an event at Cherry Hill Farm on September 8, 2023. (Admin. Spon.)

Chairman Pratt opened public hearing #8. There were no comments from the public and the hearing was closed.

**Proposed**  
**Order #23-126**

Moved by Councilor Phillips, seconded by Councilor Lavoie and Ordered, that the Town Council issue a Large Outdoor Event License to Camp Sunshine for an event at Cherry Hill Farm on September 8, 2023.

**Order #23-126 was VOTED 7 yeas**

**Public hearing #9**

**On Item #2023-9-10**

Public hearing to hear comment on a proposal to issue a Large Outdoor Event License to Jason Tanguay for an event at Narragansett School on September 16, 2023. (Admin. Spon.)

Chairman Pratt opened public hearing #9. There were no comments from the public and the hearing was closed.

**Proposed**

**Order #23-127**

Moved by Councilor Lavoie, seconded by Councilor Wilder Cross and Ordered, that the Town Council issue a Large Outdoor Event License to Jason Tanguay for an event at Narragansett School on September 16, 2023.

**Order #23-127 was VOTED 7 yeas**

**Public hearing #10**

**On item #2023-2-8**

Public hearing to hear comment on a proposal to amend the Streets and Sidewalks Ordinance, Chapter 1. Streets and Sidewalks, Schedule A. Parking restrictions on particular streets and Schedule C – No through trucks allowed. (Ordinance Committee Spon.)

Chairman Pratt opened public hearing #10. There were no comments from the public and the Hearing was closed.

**Proposed**

**Order #23-128**

Moved by Councilor Lavoie, seconded by Councilor Wilder Cross and Ordered, that the Town Council amends the Streets and Sidewalks Ordinance, Chapter 1. Streets and Sidewalks, Schedule A. Parking stricts on particular streets and Schedule C – No through trucks allowed as follows:

Schedule A – No Parking Allowed  
Section 1

State Street

The southerly side from South Street ~~to 200 feet east of Pine Street within the right-turn lane and turn lane taper.~~ The southerly side from Pine Street continuing westerly to the compact zone line. The northerly side from the driveway of #45 State Street continuing westerly to the compact zone line.

Schedule B – Limited Parking

Section 2 (Two Hour Limit: 7 a.m. – 7p.m.)

Gray Road

The westerly side of Gray Road, between CMP pole #126 southerly to CMP pole #127 for a distance of 164 feet. The easterly side of Gray Road directly across the street from the same CMP poles and for the same distance.

Schedule C – No through trucks allowed

Middle Jam Road      From North Gorham Road to Standish Town line.

\*Proposed amendments are shown in black, underlined, and struck through.

**Order #23-128 was VOTED 7 yeas**

**Public hearing #11  
On Item #2023-5-6**

Public hearing to hear comment on a proposal to amend the Storm water Ordinance, Chapter 1, section 8, Enforcement; Chapter 2, Section 6 Post-construction Storm water Management Plan Compliance; and adding a new Chapter 3, Erosion and Sedimentation Control at Construction Sites. (Admin. Spon.)

Chairman Pratt opened public hearing #11. There were no comments from the public and the Hearing was closed.

**Proposed  
Order #23-129**

Moved by Councilor Shepard, seconded by Councilor Wilder Cross and Ordered, that the Town Council amend the Storm Water Ordinance, Chapter 1, section 8, Enforcement; Chapter 2, Section 6 Post-construction Storm water Management Plan Compliance; and adding a new Chapter 3, Erosion and Sedimentation Control at Construction Sites as follows;

**Moved by Councilor Wilder Cross, seconded by Councilor Lavoie and VOTED to waive the reading of Order #23-129 due to length. 6 yeas, 1 nay (Gagnon)**

**CHAPTER 1**

**Section 8.      Enforcement**

If abatement of a violation and/or restoration of affected property is required, the notice shall set forth a deadline of not more than 60 days from when the Non-Storm Water Discharge was detected, within which such abatement or restoration must be completed. Where elimination of an illicit discharge within 60 calendar days of its identification and verification is not possible, the Municipality must establish an expeditious schedule for its elimination and report the dates of identification and schedules for removal in the permittee's annual MS4 reports.

## CHAPTER 2

### Section 6.1

c. That Person or a Qualified Post-Construction Stormwater Inspector hired by that Person, shall, on or by May 1 of each year, provide a completed and signed certification to the Enforcement Authority in a form identical to that attached as Appendix 1 to this Ordinance, certifying that the Person has inspected the Stormwater Management Facilities and that they are adequately maintained and functioning as intended by the approved Post-Construction Stormwater Management Plan, or that they require maintenance or repair, describing any required maintenance and any deficiencies found during inspection of the Stormwater Management Facilities and, if the Stormwater Management Facilities require maintenance or repair of deficiencies in order to function as intended by the approved Post-Construction Stormwater Management Plan, the Person shall provide a record of the required maintenance or deficiency and corrective action(s) taken. If a Post-construction BMP requires maintenance, the owner or operator must provide to the municipality a record of the deficiency and corrective action(s) taken no later than 60 days following the date the deficiency was identified. If the corrective action(s) cannot be completed within 60 days, then the permittee must establish an expeditious schedule to complete the maintenance and establish a record of the deficiency and corrective action(s) taken.

## CHAPTER 3

### EROSION AND SEDIMENTATION CONTROL AT CONSTRUCTION SITES

- A. The Erosion and Sedimentation Control Law (Title 38 M.R.S.A § 420-C) applies to all activities in Maine's organized territories that will cause the filling, displacement or exposure of all earthen materials. The Erosion and Sedimentation Control Law requires that appropriate measures be taken to prevent unreasonable soil erosion and sedimentation beyond the site or into a protected natural resource (such as a river, stream, brook, lake, pond, or wetland). Erosion control measures must be installed before the activity begins and must be maintained until the site is permanently stabilized.
- B. An erosion control plan is required for all new development or redevelopment projects that result in one or more acres of disturbed area or more than 10,000 square feet of new or redeveloped impervious area. This provision also applies to projects disturbing less than one acre if the construction activity is part of a larger common plan or development or sale that would disturb one or more acres.
- C. Erosion control plan. The plan shall include comprehensive erosion and sediment control provisions as summarized below:
1. The plan shall show the use of erosion and sediment control best management practices (BMPs) at construction sites consistent with the minimum standards outlined in the Maine DEP Stormwater Rule Chapter 500 Appendix A - Erosion and Sediment Control, Appendix B - Inspections and Maintenance, Appendix C - Housekeeping. Erosion and Sedimentation Control BMPs shall be designed, installed and maintained in accordance with the standards contained in the latest revisions of the following Maine DEP documents:

- i. Maine Erosion and Sediment Control Best Management Practices (BMPs) Manual for Designers and Engineers.
  - ii. Maine Erosion and Sediment Control Practices Field Guide for Contractors.
2. An erosion control plan prepared by a registered Maine professional engineer shall be submitted. The plan shall include the following:
- i. Narrative. Provide a narrative describing the site's erosion potential and the measures to be employed to control erosion and sedimentation during construction and after completion of the development. Describe the temporary and permanent erosion control methods to be employed on the site.
  - ii. Give the expected date by which final stabilization of the site will be complete.
  - iii. Show the locations of all roads, lot boundaries, buildings, parking lots, material stockpiles, existing and proposed culverts, drainage channels, catch basins, sub-surface drainage pipes and storm drain outfalls.
  - iv. Show the location of all temporary and permanent erosion controls to be installed on the site.
  - v. Show the limits of the areas disturbed by construction.
  - vi. Provide design drawings and specifications for the temporary and permanent erosion and sedimentation control measures to be used on the site. The drawings and details must be sufficiently detailed to allow a contractor unfamiliar with the controls to install and maintain them.
  - vii. Provide calculations for sizing, spacing, or stabilizing each erosion and sedimentation control measure in accordance with the latest revision of the Maine DEP "Erosion and Sediment Control Handbook for Construction: Best Management Practices." These calculations must include analyses for determining the peak runoff flow to a control, its storage volume, and its outlet design. At a minimum, the erosion and sedimentation control plan must include the following:
    1. Location plan(s) showing, at a minimum, the location of structures, disturbed land, pre-construction site topography, post-construction site topography, on-site or adjacent water resources, and all erosion and sediment control measures.
    2. Detail plan(s) showing the following:
      - a. Erosion and sedimentation control notes including, but not limited to, permanent stabilization measures, seeding and mulching rates, and a construction schedule with the proposed construction dates and time frame for major earth moving and construction events.
      - b. Construction and installation details for erosion and sedimentation control measures including, but are not limited to, sedimen-

tation barriers, ditch lining, rip rap, and culvert inlet and outlet designs.

- c. Inspection and maintenance requirements for the temporary and permanent erosion and sedimentation controls for the project site shall be specified for each BMP in accordance with Maine DEP Stormwater Rule Chapter 500 Appendices A and B. At a minimum, the inspection and maintenance plan must include the following:
- i. List of the erosion control measure and stormwater management measures to be inspected and maintained (e.g., "parking lot catch basins").
  - ii. Inspection and maintenance tasks specific to each erosion control measure or stormwater management measure (e.g., "remove accumulated sediments in basin sumps"). Submit the specific qualifications of the person performing each task (e.g., "a professional engineer registered in the State of Maine will inspect the retention pond embankment").
  - iii. Specify required frequency of each inspection and maintenance task (e.g., "accumulated sediments will be removed from all catch basins annually in early spring").
  - iv. Responsible parties. Submit the name, job title, employer, employer address, phone number, and current email contact information for the person responsible for ensuring that inspection and maintenance tasks are completed. Submit the names, job titles, employer addresses, phone number, and any current email contact information of the engineers or other design professionals who designed the erosion control measures and stormwater management measures for the site. Include suppliers of proprietary erosion control measures or proprietary stormwater management measures used on the site.
  - v. For stormwater management ponds or basins, include a maintenance plan that specifies, at a minimum, the inspection and maintenance requirements for the pond's embankments, outlet structure, and emergency spillway. Include as part of this plan provisions for the removal and disposal of accumulated sediments in the pond and the control of woody vegetation on the pond's embankments.
  - vi. For infiltration structures or basins, include a maintenance plan that specifies, at a minimum, the inspection

and maintenance requirements for the structure's pre-treatment measures, embankments, surface lining, and overflow spillway. Include, as part of this plan, provisions for the removal and disposal of accumulated sediments in the structure and for the rehabilitation of clogged surface linings.

- vii. For vegetated underdrained filter basins, include a maintenance plan that specifies, at a minimum, the inspection and maintenance requirements for the filter embankments, surface lining, underdrain piping, and overflow spillway. Include, as part of this plan, provisions for the removal and disposal of accumulated sediments in the structure, the rehabilitation of clogged surface linings, and the flushing of underdrain piping.
- viii. For stormwater buffers, include a maintenance plan that specifies, at a minimum, the inspection and maintenance requirements to ensure the integrity and function of the project's stormwater buffers. As part of this plan, include provisions for the inspection, maintenance, and, if necessary, reconstruction of any level spreaders or ditch turnouts used to spread runoff into the buffers. Include, as part of this plan, provisions for the frequent removal and disposal of accumulated sediments and debris in the level spreader and turnout bays, provisions for the inspection and repair of any eroded areas within the buffer, and provisions for the re-establishment of buffer vegetation destroyed by post-construction activities.
- ix. For manufactured stormwater treatment systems include a maintenance plan that specifies, at a minimum, the inspection and maintenance requirements for the system's inlet, treatment chambers, and outlet. The plan shall conform to the inspection and maintenance guidelines recommended by the manufacturer based on the estimated runoff and pollutant load expected to the system from the project. As part of this plan, include provisions for the frequent removal of accumulated sediments, debris, and contaminated waters from the system and, if applicable, provisions for the removal, disposal, and replacement of any clogged or spent filter media.
- x. For ditches, culverts, and storm drains, include a maintenance plan that specifies, at a minimum, the inspection and maintenance requirements for all stormwater conveyances to be built or installed on the site, including, but not limited to, ditches, swales, culverts,

catch basins, and storm drain piping. As part of this plan, include provisions for the repair of eroded areas at the inlet, within, and at the outlet of each conveyance and include provisions for the frequent removal and disposal of accumulated sediments and debris at the inlet, within, and at the outlet of each conveyance.

3. Submit a housekeeping plan in accordance with the requirements contained in Maine DEP Stormwater Rule Chapter 500, Appendix C. The housekeeping plan shall address spill prevention, groundwater protection, fugitive sediment and dust, debris and other materials, trench or foundation de-watering, or non-stormwater charges, as applicable to the specific site.

\*Additions – Underlined

**Order #23-129 was VOTED 7 yeas**

**Public hearing #12**

**On Item #2021-9-10**

Public hearing to hear comment on a proposal to adopt a new Chapter 1, Section 1-25 South Gorham Crossroads District with boundaries shown in the amended zoning map. (Admin. Spon.)

Chairman Pratt opened public hearing #12.

Kathleen West, Washburn Drive and Jim Walker, Concord Court voiced their concern with the proposed changes.

The hearing was closed

**Proposed**

**Order #23-130**

Moved by Councilor Gagne, seconded by Councilor Siegel and Ordered, that the Town Council adopt a new Chapter 1, Section 1-25 South Gorham Crossroads District with boundaries shown in the amended zoning map as follows:

**Moved by Councilor Lavoie, seconded by Councilor Siegel and VOTED to waive the reading of Order #23-130 due to length. 6 yeas, 1 nay (Gagnon)**

**SECTION 1-5 DEFINITIONS**

Mixed-use Building

A building or structure which accommodates, allows or includes a variety of complementary and integrated uses each of which is permitted in the underlying zoning

district, such as, but not limited to, residential, office, services, manufacturing, retail, public, and recreation.

Mixed-use Development

The development or proposed development of a neighborhood or tract of land with a variety of complementary and integrated uses each of which is permitted in the underlying zoning district, such as, but not limited to, residential, office, services, manufacturing, retail, public, and recreation.

Indoor Recreation Facility

A permanent structure containing facilities for recreational activities such as tennis, platform games, swimming, exercise rooms, handball and similar activities.

**SECTION 1-25 SOUTH GORHAM CROSSROADS DISTRICT**

**A. PURPOSE**

To provide a mixed-use area of higher density residential development and a range of non-residential uses, including small locally focused retail and services, as well as compatible regionally focused business and services, including hotels, indoor recreation facilities, and light industrial uses.

**B. PERMITTED USES**

1) Residential Uses

Accessory Apartment

Apartment Building

Multi-family Housing

2) Non-Residential Uses

Golf Course

Country Club

3) Non-Residential Uses each of which is permitted in the district as part of a Mixed-Use Building or Mixed-Use Development

Accessory Building

Auxiliary Public Utility Structure

Business and Professional Offices

Business Services  
Commercial School  
Conference Center or Banquet Hall  
Day Care Center  
Essential Services  
Funeral Home  
Gasoline Station  
Hotel  
Home Occupation  
Indoor Recreation Facility  
Light Industrial Use  
Municipal building or use.  
Office of a Contractor or Tradesman  
Personal Services  
Place of public assembly, including indoor theater.  
Public Utility Facilities, including electrical substations and pumping stations  
Repair Services  
Retail Store  
School, hospital, church or any other institution of education, religious, philanthropic, fraternal organization or social nature which is not used for residential occupancy

**C. DIMENSIONAL STANDARDS**

- 1) Minimum lot size  
Public Water & Sewer – 15,000 sq. ft.  
Unsewered – 20,000 sq. ft.
- 2) Minimum area per dwelling unit:

None

- 3) Minimum street frontage:  
80 ft.
- 4) Front yard:  
Principal Building – 25 feet maximum  
Accessory Building – 25 feet minimum
- 5) Minimum side and rear yards:  
10 feet, except buildings higher than 30 feet shall have side and rear yards not less than 50% of the building height.
- 6) Maximum building height:  
50 feet or four stories, whichever is greater
- 7) Notwithstanding the provisions of this subsection D, an Auxiliary Public Utility structure is exempt from the minimum lot size and street frontage requirements of this district. Structures must meet setback requirements. Additional screening and buffering can be requested by the Planning Board.
- 8) Residential gross floor area shall be at least 50% of the total gross floor area of a mixed-use structure or at least 60% of the gross floor area as part of a Mixed-use Development.

**D. SITE PERFORMANCE STANDARDS**

- 1) Master Site Development Plan for phased projects.

Master Site Development Plan is intended to show an overall development scheme for a large property so that the Planning Board can ensure that development of large sites, with potential town-wide or regional impacts, proceeds in an orderly sequence with coordinated phasing. Master Site Development Plans are to assure adequate provisions are made to protect public health and safety, taking into account such factors as traffic safety and access; water supply and sewage disposal; management of stormwater, erosion, and sedimentation; protection of the environment; and other criteria as noted below.

- a) A Master Site Development Plan is required when the subject property has a cumulative lot area of more than five (5) acres, and the site is designed as a cohesive development program consisting of multiple buildings and associated site improvements proposed to be built in phases.
- b) A Master Site Development Plan must show:
- i) Public and private rights-of-way which should be consistent with Gorham's road standards ordinance. Any deviation from these standards must be noted on the plan. If extensions of roads are proposed in later phases, the Master Site Development Plan must also show the location of turnarounds where the right-of-way ends at the phase line delineations shown as per (ii) below.
  - ii) Phase delineations showing the extent of site work and development proposed for each phase.
  - iii) Areas designated for stormwater control, management or retention. All stormwater management site improvements must be made as part of the first phase of the Master Site Development Plan.
  - iv) Areas designated for open space and green space, as well as for sidewalks, paths and greenways as required by section D(7) below.
  - v) Parking sufficient to meet the requirements of Chapter 2, Section 2-2. However, the use of on-street parking is encouraged. Mixed-use Development proposals may include parallel or angled on-street parking. If such new on-street parking proposed as part of a phase of the

Master Site Development Plan receives Final Approval from the Planning Board, it can be used to satisfy the requirements of Chapter 2, Section 2-2.

- c) A Master Site Development Plan approval shall not be construed as final authorization for development. Approval shall be a preliminary approval for the overall project site, and confer pending proceeding status upon the development with the effect of maintaining the applicability of regulations in effect at the time of approval, as long as the Master Site Development Plan remains valid, including permissible extensions, if granted.
  - i) Each phase of the approved Master Site Plan must receive Final Approval from the Planning Board.
  - ii) The approved plan shall not be released for recording until the required performance guarantee has been posted for the first phase. If an approved plan has not been recorded within one (1) year of the original approval, it shall become null and void. All subsequent phases must receive final approval and be recorded within five (5) years of the Master Site Plan approval, or those phases will become null and void.
- 2) All buildings, structures, and uses shall conform to the following additional performance standards:
  - a) The general performance standards of Chapter 2.
  - b) The Site Plan approval criteria and standards of Chapter 4, Section 4-9 where applicable, and
  - c) The following additional performance standards
  - d) If there is conflict between the various standards of performance, the more restrictive provision shall apply.

3) Vehicular Access and Circulation

In addition to being safe and convenient, vehicular access into the site shall be designed to minimize traffic delays on the streets providing access to the site and shall meet the following requirements:

Entrances to uses in this district shall be combined to the maximum extent possible.

- a) Each parcel shall be limited to a maximum of one entrance. Lots with Frontage on two streets must locate the entrance on

the street of lower volume or classification. The Planning Board may approve an additional entrance on a second street as part of Site Plan Review.

- b) A parcel that does not have frontage on a street shall not be granted vehicular access from that street except in cases where access will be provided through a combined entrance with another parcel.
  - c) Provisions shall be made for the interconnection of parking lots on adjacent parcels where feasible and appropriate to allow vehicular circulation between lots without having to go onto the public street. Such interconnections shall be designed to minimize the potential for the parking areas to be used as a “short cut” by traffic.
- 4) Off-street Parking
- a) Location. No off-street parking shall be located within any required front, side, or rear yard or setback. No portion of the lot in front of the front building line shall be used for off-street parking. Parking may be located in the side and rear setbacks if the Planning Board determines that the proposed design constitutes a creative parking solution that maximizes parking, encourages shared parking and/or cross access with adjacent properties.
  - b) The amount of off-street parking required by Chapter 2, Section 2-2 may be reduced for uses in this district in accordance with the provisions of that section.
- 5) Relationship of the Building to the Street
- a) At least one building entrance shall be located on the side of the building that fronts the street.
  - b) The area between the building and street shall be used for pedestrian amenities, walkways, and landscaping.
  - c) For new buildings on corner lots, the setback relationship of both streets shall be maintained where possible to avoid the creation of “empty corners.”
- 6) Onsite Pedestrian Relationships, Facilities and Bike Paths
- a) Where sidewalks exist or can be constructed in front of the parcel, the site shall be designed to provide for pedestrian access to the front entrance of the building without the need to cross parking areas or access drives.

- b) The walkway to the front entrance shall be constructed with materials that contrast with the paving of the vehicular areas, that provide a safe and inviting access to the building, and that are visually compatible with other pedestrian facilities in the neighborhood.
- c) If a sidewalk along the street is interrupted or crossed by a proposed driveway, access road, or other vehicular facility, the sidewalk material or design must be maintained across the driveway or another visually compatible method used to clearly delineate the sidewalk from the drive.
- d) Provisions shall be made for pedestrian circulation between buildings and uses within a site or on adjacent parcels if the buildings do not have a direct relationship to the sidewalk or if the front wall of the building is located more than one hundred (100) feet from the property line.

7) Off-site Pedestrian Connections

The applicant shall provide for convenient and safe pedestrian and bicycle access to and within the development. The requirement for off-site sidewalk extension, if necessary, shall be modified by the Planning Board or Site Plan Review Committee provided the following conditions are met:

- a) For projects under site plan review, the costs for off-site sidewalks exceeds a cost of \$1,000 per 2,000 sq.ft. of gross commercial floor area or for projects proceeding under subdivision review the costs for off-site sidewalks exceeds a cost of \$10,000 per lot. Subdivision lots that have been reviewed under this provision are not required to be reviewed again under site plan review.
- b) In place of a full sidewalk extension, the applicant is required to extend the nearest sidewalk the following lengths towards the proposed development:
  - i) For roads with existing closed drainage systems and curbing the applicant shall extend the sidewalk 200' for each 5,000 sq.ft. of gross floor area under site plan review or 400' for each lot;
  - ii) For roads without existing closed drainage systems and curbing the applicant shall extend the sidewalk 100' and close in the drainage system for each 5,000 sq.ft. of gross floor area under site plan review or 250' for each lot;

- iii) For existing public roads with sidewalks in poor condition as determined by the Public Works Director or his designee, an applicant can request that half of the required extension be utilized to repair the existing sidewalk network on a foot by foot exchange.

8) Street Facades

All buildings shall be designed so that the front wall of the building and any wall facing any public street that is not a front wall have the visual appearance of a front facade. Windows or architectural treatments designed to simulate windows shall comprise no less than twenty (20) percent of the exterior wall surface. The facade shall be designed to avoid large areas of blank wall space.

9) Signs

a.

All signs must conform with the standards of Chapter 2, Section 2-3.G., standards for signs in a Village Environment.

10) Block Standards.

- a) Land must be divided with Streets to create Blocks conforming with Block perimeter, below.
- b) Blocks shall be generally rectangular in shape, but are expected to respond to natural features and the block pattern of the surrounding street network.
- c) Blocks shall be a minimum width so as to provide two rows of developable lots.
- d) Block perimeter. No block shall have a perimeter of more than 1,600 feet. The Planning Board may grant a waiver to reduce block perimeter length in accordance with the provisions of Chapter 3 if part of a subdivision plan or Chapter 4 if part of a site plan.
- e) Portions of development sites abutting areas of undeveloped land, areas unsuitable for development, or pre-existing incomplete blocks may be granted a waiver from the block size requirements in accordance with the provisions of Chapter 3 if part of a subdivision plan or Chapter 4 if part of a site plan.

11) Public Utilities

- a) All projects requiring site plan review and subdivisions shall connect to public sewer and water meeting the requirements of the Portland Water District and the Town of Gorham.
  - i) The Planning Board may grant a waiver for the requirements of the extension of public sewer if the lot is located more than 1,000 feet from the nearest connection to a public sanitary sewer and the connection to the public sanitary sewer would cause an undue hardship to the developer, as determined by the Planning Board.
  - ii) The Planning Board may grant a waiver for the requirements of the extension of public water if the lot is located more than 1,000 feet and the proposal meets the Determination of Unreasonable Costs under Chapter 2, Section 2 – Provision of Public Water Supply, D., Exemption from Public Water Supply Requirements.
- b) All developments are required to have underground utilities.

12) Building and Other Structure Materials

- a) The predominant exterior building materials shall be of high-quality materials, including, but not limited to, wood or vinyl clapboard siding, masonry units that replicate shake or clapboard siding, brick, sandstone, wood, native stone and tinted/textured concrete masonry units and/or glass products or metal or plastic roofing that simulates shake or shingle roofing. Simulated material may be substituted for any of the aforementioned building materials.
- b) At least three different building materials shall be used for the primary façade of a building facing the primary street the building accesses. The Planning Board may waive the building material to two different materials if it finds the building design has enough architectural detail to sufficiently break-up the massing of the building. Glass for use in windows and doors shall not be considered one of the required building materials. All façades that have frontage on a street shall be considered a primary façade.
- c) Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, or T-111. Prefabricated steel panels are excluded unless they contain architectural details with intricate designs. Metal roofs may be allowed if compatible with the overall architectural design of the building.

13) Building Entrances

- a) Building(s) shall be located on the property with the principal building entrance oriented toward the primary focal point of the property/development.
- b) Building entrance(s) shall be clearly defined and highly visible by using features such as canopies, porticos, overhangs, recesses/projection, and raised corniced parapets over the door, arcades, arches, wing walls. Integral planters are highly encouraged.

14) Roof Design

Roofs shall be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate to the architectural style of the building. The following design elements are highly encouraged: variations within one architectural style; visible roof lines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground; and overhanging eaves, sloped roofs and multiple roof elements. Architectural methods shall be used to conceal flat roof tops. All roof-top mechanical equipment shall be screened so that it is not visible from grade at the closest public street.

15) Building and Other Structure Colors

Exterior colors shall be of low reflectance, subtle, neutral or muted earth tone colors. The use of high intensity colors such as black, neon, metallic or fluorescent colors for the facade and/or roof of the building are prohibited except as approved for building trim.

16) Mechanical Equipment and Service Areas

The location of loading docks and service areas shall be to the sides and/or rear of a building.

17) Screening

- a) The architectural design of the buildings shall incorporate features which screen, contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards. Landscaping, fencing, berms and similar features may be used to accomplish this goal.
- b) Fencing, screening, landscaped berms, natural features or combination thereof, shall be utilized to shield from the view of abutting residential properties and the closest public way all loading and unloading operations, storage and repair work areas, commercial vehicle parking, and waste disposal and collection areas. Screens at least as high as the equipment they hide shall be of a color and material matching or compatible

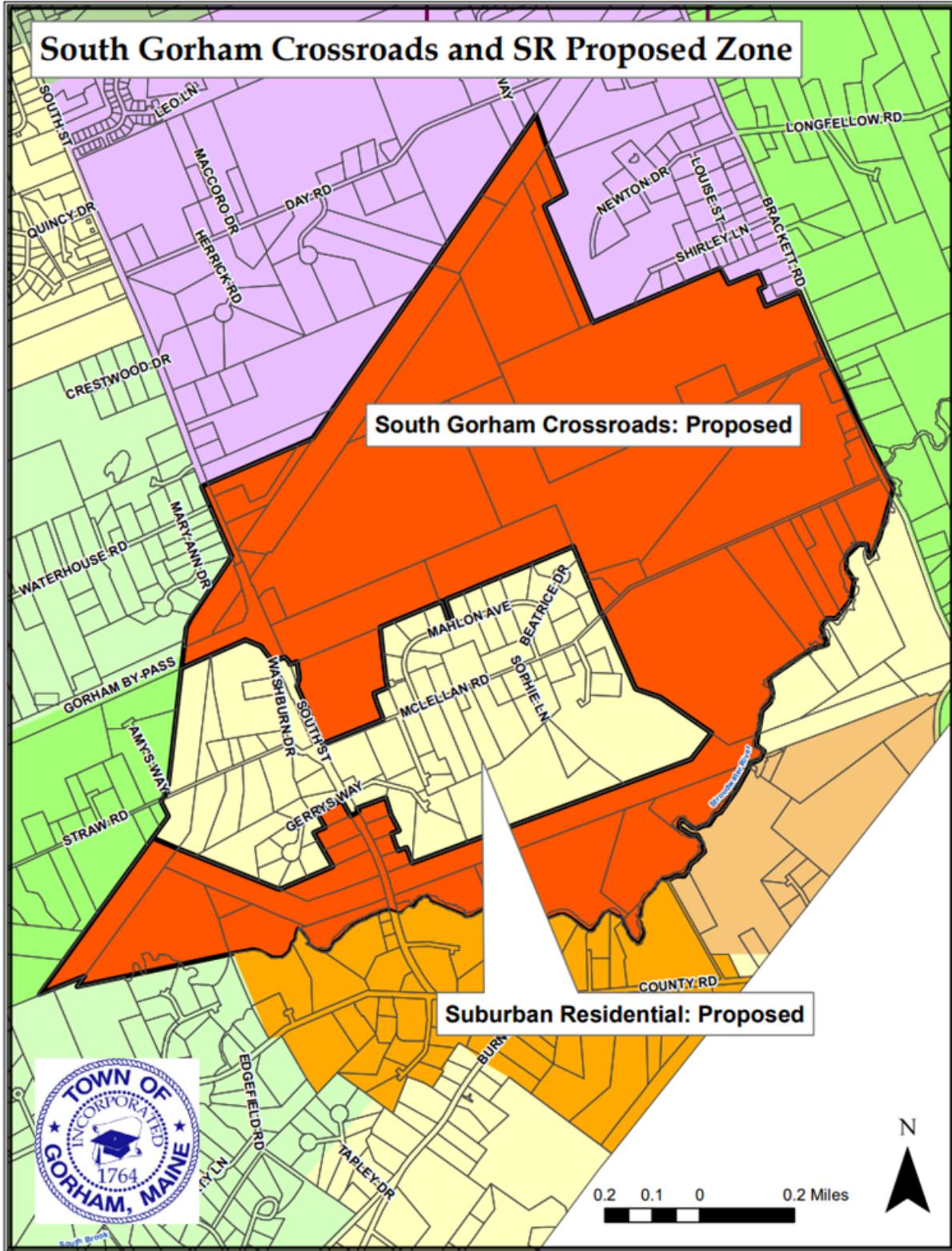
with the dominant colors and materials found on the facades of the principal building. Chain link or cyclone fencing (with or without slats) shall not be used to satisfy this requirement.

18) Lighting

Exterior lighting shall be designed to provide only the minimum lighting necessary to ensure adequate vision, safety, and comfort in parking areas and to not cause glare beyond the limits of the property boundaries. Lighting shall also conform to the following standards:

- a) At a minimum, light fixtures shall have a total cutoff of light at no more than ninety (90) degrees and a beam cutoff of no more than seventy-five (75) degrees.
- b) The illumination of parking lots shall provide a relatively even distribution of light over the entire parking lot area.
- c) The maximum illumination level within parking lots shall be not more than 6.0 footcandles measured at the ground surface.
- d) The maximum light fixture height shall be twenty (20) feet for parking lots with less than twenty thousand (20,000) square feet of area, twenty-five (25) feet for parking lots with twenty thousand (20,000) to eighty thousand (80,000) square feet of area and thirty (30) feet for lots larger than eighty thousand (80,000) square feet.
- e) The maximum illumination level at the property line with abutting properties in a residential district shall be not more than 0.2 foot candles.
- f) The lighting of canopies shall not be used to attract attention to the business. Areas under canopies shall be illuminated so that the uniformity ratio (ratio of average to minimum illuminance) shall be no greater than 3:1 with an average illumination level of not more than 30 foot candles.
- g) Light fixtures located on canopies shall be mounted so that the lens cover is recessed or flush with the ceiling of the canopy.
- h) The illumination of other areas and facilities may be greater than the level established for parking lots provided that the lighting level and design are consistent with the guidelines of the Illuminating Engineering Society of North America (IESNA) Lighting Handbook.

- i) Building mounted or wall pack lighting fixtures that have lamps or reflectors that are exposed to angles greater than forty-five (45) degrees above nadir are prohibited.
- j) Awnings shall not be illuminated in a manner that results in light being emitted through the awning material or that results in the awning appearing to be illuminated.
- k) Period or historical fixtures that do not meet these requirements may be used as an alternative to conventional lighting provided that if the fixtures are not cutoff fixtures the maximum initial lumens generated by each fixture shall not exceed 2,000 for incandescent lamps and 8,500 for metal halide lamps if the lamp is internally recessed within the fixture or is shielded by internal louvers or refractors and the mounting height shall not exceed fifteen (15) feet above the adjacent ground.
- l) A photometric point by point analysis, on a grid no larger than 20 feet, shall be submitted to the Planning Board for review for all major developments requiring site plan review, applications involving increased security risks such as banks and ATM's, and applications for uses regularly open after 9:00 PM. The grid shall extend to all project property boundaries.



Order #23-130 was VOTED 7 years

**Public hearing #13**  
**On Item #2023-9-11**

Public hearing to hear comment on a proposal to amend the Adult Use and Medical Marijuana Licensing Ordinance. (Admin. Spon.)

Chairman Pratt opened public hearing #13. There were no comments from the public and the Hearing was closed.

**Proposed**  
**Order #23-131**

Moved by Councilor Shepard, seconded by Councilor Lavoie and Ordered, that the Town Council amend the Adult Use and Medical Marijuana Licensing Ordinance as follows:

**Moved by Councilor Lavoie, seconded by Councilor Shepard and VOTED to waive the reading of Order #23-131 due to length. 6 years, 1 nay (Gagnon)**

Section 7 - Definitions

**22. Private school.** "Private school" means an academy, seminary, institute or other private corporation or body formed for educational purposes covering kindergarten through grade 12 or any portion thereof.

**23. Private school approved for tuition purposes.** "Private school approved for tuition purposes" means a private school approved for the receipt of public funds under sections 2951 to 2955.

**23-A. Public preschool program.** "Public preschool program" means a program offered by a public elementary school pursuant to chapter 203 that provides instruction to children who are 4 years of age, including but not limited to a Head Start program that is approved as a component of the public preschool program.

**23-B. Publicly supported secondary school.** "Publicly supported secondary school" means:  
A. A public secondary school; or  
B. A private secondary school approved for the receipt of public funds under chapter 117, subchapter 2 that enrolls 60% or more publicly funded students.

**24. Public school.** "Public school" means a school that is governed by a school board of a school administrative unit and funded primarily with public funds.

Section 9 - Application procedure

D. Application Requirements

A copy of a Town of Gorham Tax Map depicting: (1) the subject property lines, and (2) the property s of any preexisting public or private school within ~~seven hundred and fifty (750)~~ five hundred (500) feet of the subject property, measured in accordance with this Ordinance.

Section 10 – Standards for license

3. Any new Adult –use marijuana establishments and medical marijuana business may not be located on the property within ~~seven hundred and fifty (750)~~ five hundred (500) feet of the property line of a preexisting public or private school (K12).

4. If a new school meeting the definition included in this ordinance is opened within 500 feet of an existing licensed adult-use marijuana establishments or medical marijuana business, that business may continue to operate at its licensed location, under current or new ownership, provided there is no change in use.

#### Section 11 – License expiration and renewal

All licenses expire on the December 1<sup>st</sup>. Applications for renewal licenses shall be submitted at least sixty (60) days prior to expiration of the existing term. Any licensee that fails to submit a renewal application by the applicable deadline shall not have authority to operate until a new license is granted

\*Additions Underlined and Deletions ~~Struck Through~~

**Order #23-131 was VOTED 6 yeas , 1 nay (Gagnon)**

#### Old Business

##### **Item #2023-3-7**

Action to consider forwarding a contract zone for a development off of Robie Street to the Planning Board. (Ordinance Committee Spon.)

#### **Proposed**

##### **Order #23-132**

Moved by Councilor Shepard, seconded by Councilor Wilder Cross and Ordered, that the Town Council forwards to the Planning Board, for review, recommendation and public hearing, criteria and starting requirements for the creation of a contract zone for the Robie Street Subdivision as follows:

The development shall pay the required impact and development transfer fees as required under the Land Use and Development Code. The development will also pay an additional \$1,000 fee for single-family homes and \$500 fee for a dwelling unit in a multi-family building to be utilized for improvements to Robie Park off of Ballpark Ave.

The development will protect the character of existing neighborhoods, protect existing tree canopy to the greatest extent practical, and provide for varied lot sizes and house design styles in the development. The development shall look to incorporate a multi-use path to and within the development.

The number of single-family homes allowed to be constructed in one calendar year will be capped at 15 single-family homes. Any permits

not used in a calendar year will be allowed to be carried forward by the developer to the next calendar year.

Multi-family phased development shall occur separately and each phase will take 2 years to construct. Multi-family development shall only require a parking ratio of 1.5 parking spaces per unit, and at least one (1) of the four phases shall be reserved for 55 and older housing as identified under State and Federal Law.

The developer has the right to construct mixed uses in the multi-family buildings. The commercial uses shall be located on the first floor with the residential units on all other floors.

The commercial uses shall be those uses consistent with the permitted uses identified under Chapter 1, Village Centers District, Subsection 2, Gorham Village Center District.

**Susan Robie, Robie Street; Terry Webber, Kemp Road; Jim Walker, Concord Court; Peggy Marchand, South Street and Clayton Lobier, County Road voiced their concerns with the project.**

**Moved by Councilor Phillips, seconded by Councilor Shepard and VOTED to amend Order #23-132 to have the impact fees go towards School impact fees instead of Robie Park Impact Fees. 7 years**

**Moved by Councilor Phillips, seconded by Councilor Shepard and VOTED to amend Order #23-132 to add that the Developer look to traffic calming solutions within the design plan to alleviate traffic patterns from New Portland Road to South Street. 7 years**

**Moved by Councilor Gagnon, seconded by Councilor Wilder Cross and VOTED to amend Order #23-132 to add that the pattern be moved away from a grid pattern to a more neighborhood approach that reflects the character of the abutting neighborhoods. 7 years**

**Order #23-132 was VOTED as amended 4 yeas, 3 nays (Pratt, Gagnon, Phillips)**

### **New Business**

**Item #2023-9-12**

Action regarding the November 7, 2023 Annual Municipal Election. (Admin. Spon.)

**Proposed**

**Order #23-133**

Moved by Councilor Lavoie, seconded by Councilor Gagne and Ordered, that the Town Council authorize the Town Clerk to issue the warrant for the November 7, 2023 Annual Municipal Election; and

Be It Further Ordered, that the polls be open from 7:00am until 8:00pm; and

Be It Further Ordered, that the Town Council appoints the following persons for the designated voting districts and if any of the following should fail to serve, the Town Council hereby authorizes the Town Clerk to appoint substitutes:

District 1-1 – Susan Emerson, Warden and Laurel Smith, Ward Clerk  
District 1-2 – Katherine Corbett, Warden and Marie Plummer, Ward Clerk  
District 2 – Martha Towle, Warden, Nancy Kenty and Carol Wyman, Ward Clerk  
Central – Kim Getchell, Warden and Alida Landry, Ward Clerk

Be It Further Ordered, that the Registrar of Voters be in session during the hours of 7:00am and 5:00pm on Tuesday, October 31, 2023, Wednesday, November 1, 2023, Thursday, November 2, 2023 and Monday November 6, 2023, and

Be it Further Ordered, that the Town Clerk be authorized to process absentee ballots on Wednesday, November 1<sup>st</sup> through Tuesday, November 7<sup>th</sup> starting at 10:00am each day.

**Order #23-133 was VOTED 7 yeas**

**Item #2023-9-13**

Action to consider approving applications from the Senior Property Tax Relief Program. (Admin. Spon.)

**Proposed**

**Order #23-134**

Moved by Councilor Gagne, seconded by Councilor Shepard and Ordered, that the Town Council approve all qualifying applications from the Senior Property Tax Relief Program as reviewed and recommended by staff.

**Order #23-134 was VOTED 7 yeas**

**Item #2023-9-14** Action to consider accepting Ichabod Lane Extension as a public way. (Councilor Siegel Spon.)

**Proposed**

**Order #23-135** Moved by Councilor Phillips, seconded by Councilor Siegel and Ordered, that the Town Council accepts 3,208 feet of Ichabod Lane Extension as a public way; and

Be It Further Ordered, that Ichabod Lane Extension be designated as a Rural Sub collector roadway.

**Moved by Councilor Siegel, seconded by Councilor Shepard and VOTED to table the item with intent to explore a public easement instead of a public way. 2 yeas, 5 nays (Wilder Cross, Pratt, Phillips, Lavoie, Gagnon). Motion fails**

**Moved by Councilor Pratt, seconded by Councilor Phillips and VOTED to amend the order to accept the trail easements as part of the road acceptance. 7 yeas**

**Order #23-135 VOTED as amended. 7 yeas**

**Item #2023-9-15** Action to consider accepting Hessian Drive as a public way. (Councilor Pratt Spon.)

**Proposed**

**Order #23-136** Ordered, that the Town Council accepts 600 feet Hessian Drive as a public way; and

Be It Further Ordered, that the Town Council designates Hessian Drive as a rural access roadway.

**Order #23-136 had no motion. Item failed**

**Item #2023-9-16** Action to consider instructing the Ordinance Committee to review and update road standards. (Councilor Siegel Spon.)

**Proposed**

**Order #23-137** Moved by Councilor Siegel, seconded by Councilor Lavoie and Ordered, that the Town Council instructs the Ordinance Committee to review and update road standards in the Land Use & Development Code and report back to the Town Council with recommendations.

**Order #23-137 VOTED 7 yeas**

**Item #2023-9-17**

Action to consider authorizing the Town Manager to work with a realtor to sell town owned property located at 28 School Street. (Councilor Shepard Spon.)

**Proposed**

**Order #23-138**

Moved by Councilor Shepard, seconded by Councilor Phillips and Ordered, that the Town Council authorizes the Town Manager to list the former Gorham Historical Society Building at 28 School Street for sale with a realtor with a final sale to be approved by the Town Council.

**Order #23-138 VOTED 7 yeas**

**Item #2023-9-18**

Action to consider authorizing ARPA funding to be utilized in Robie Park. (Councilor Shepard Spon.)

**Proposed**

**Order #23-139**

Moved by Councilor Shepard, seconded by Councilor Gagnon and Ordered, that the Town Council authorizes \$250,000 in American Rescue Plan Act funding to be used for Town Council approved projects in Robie Park.

**Order #23-139 VOTED 7 yeas**

**Item #2023-9-19**

Action to consider authorizing ARPA funding for baseball field lights at the Little Falls Recreation Complex. (Councilor Gagnon Spon.)

**Proposed**

**Order #23-140**

Moved by Councilor Gagnon, seconded by Councilor Phillips and Ordered, that the Town Council authorizes up to \$265,000 in American Rescue Plan Act funding for the purpose of installing baseball field lighting at the Little Falls Recreation Complex; and

Be It Further Ordered, that any remaining funds be used to install a flagpole at the facility.

**Janet Kuech, Narragansett Street and Kellie Deveaux, Herrick Road voiced their concerns about the use of funds.**

**Greg Norton, Gorham Little League President presented ways that would benefit Gorham if the Lights were installed.**

Moved by Councilor Wilder Cross to amend the order to change the amount to authorize from \$265,000 to \$250,000. There was no second and the motion failed.

Moved by Councilor Gagnon, seconded by Councilor Shepard and VOTED to amend the order to read: Ordered that the Town Council authorizes up to \$265,000 in American Rescue Plan Act funding for the purpose of installing baseball field lighting at the Little Falls Recreation Complex; and to install a flag pole at the facility, and also to strike: Be it further ordered, that any remaining funds be used to install a flagpole at the facility. 6 yeas, 1 nay (Siegel)

Order #23-140 was VOTED as amended 5 yeas, 2 nays (Lavoie, Wilder Cross)

**Item #2023-9-20** Action to consider entering into a new three year collective bargaining agreement with the Maine Association of Police. (Admin. Spon.)

**Proposed  
Order #23-141** Moved by Councilor Gagnon, seconded by Councilor Shepard and Ordered, that the Town Council authorizes the Town Manager to execute a new three year contract with the Maine Association of Police. (Gorham Police Union)

Order #23-141 VOTED 7 yeas

**Item #2023-9-21** Action to consider a resignation from the Planning Board. (Admin. Spon.)

**Proposed  
Order #23-142** Moved by Councilor Phillips, seconded by Councilor Lavoie and ORDERED, that the Town Council accept the resignation of Jim Anderson from the Planning Board; and

Be if further Ordered, that the Council thanks Jim for his years of service on the Board.

Order #23-142 VOTED 7 yeas

**Item #2023-9-22**

Action to consider a resignation from the Gorham Economic Development Cooperation. (Admin. Spon.)

**Proposed**

**Order #23-143**

Moved by Councilor Phillips, seconded by Councilor Siegel and ORDERED, that the Town Council accept the resignation of Erin Flett from the GEDC; and

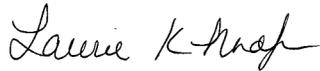
Be if further Ordered, that the Council thanks Erin for her years of service on the Board.

**Order #23-142 VOTED 7 yeas**

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

**Time of adjournment: 9:03pm**

A True Record of Meeting  
09-05-2023



ATTEST

Laurie Nordfors, Town Clerk  
09-06-2023