

AGENDA AND PROPOSED ORDERS  
GORHAM TOWN COUNCIL  
REGULAR MEETING  
December 4, 2018  
6:30pm  
Burleigh H Loveitt Council Chambers

**Pledge of Allegiance to the Flag**

**Roll Call**

**Acceptance of the minutes of the November 13, 2018 Regular Town Council Meeting**

**Open Public Communications**

**Councilor Communications**

**Town Manager Report**

**School Committee Report**

**Public**

**Hearing #1**

**On Item # 9404**

Public hearing on a proposal to issue a new Liquor License to Rustic Taps & Catering. (Admin. Spon.)

**Proposed**

**Order # 9404**

Ordered, that the Town Council approve a new liquor license for Rustic Taps & Catering.

**Public**

**Hearing #2**

**On Old Business**

**item #9331**

Public hearing to amend certain fire protection water supply requirements of the Land Use & Development Code. (Admin. Spon.)

**Proposed**

**Item #9331**

Ordered, that the Town Council amend the Land Use & Development Code as follows:

**CHAPTER 2: SECTION 2-11 - FIRE PROTECTION WATER SUPPLY**

A. Purpose. The purpose of this Section is to establish standards for the installation of fire protection water supplies in residential subdivisions where a

~~public water system and hydrants are not available. where public water supplies exist or could feasibly be extended, as established under Chapter 2, Section 2-10. Water lines and fire hydrants shall be provided as determined by the Gorham Fire Chief,~~

B. Applicability. This Section applies to all applications for new residential subdivisions and for the expansion of existing or already approved residential subdivisions.

C. Standards. ~~Where a public water system and hydrants are not available for fire protection, a developer shall install a fire protection water supply that meets the following standards:~~

1) Fire Hydrants shall be provided at a maximum distance spacing of 1,500' as measured along the road centerline. The specific location of the fire hydrants shall be approved by the Gorham Fire Chief prior to installation.

~~Except as otherwise provided in Subsection C(6) of this Section, the fire protection water supply shall include a fire pond which shall be designed with 2:1 pitched bankings and shall have a minimum depth of ten feet (10').~~

2) ——— The fire pond shall contain a minimum of 120,000 gallons of water in storage as certified by a registered professional engineer, for the purpose of supplying the fire flow requirements of 500 gallons per minute for the duration of two (2) hours, with the additional amount being a safety margin for dry weather and additional fires. This water storage level shall be maintained at all times by a spring, well point, pumping facility and rain and snow run-off. An overflow system shall be installed with proper drainage materials and facilities to handle the projected overflow.

3) ——— The fire protection water supply shall include dry hydrants and associated piping and materials, which shall be installed in accordance with the illustration attached hereto as Figure 1 and the provisions of paragraph 5.

4) ——— In cases where the dry hydrant cannot be placed next to a Town accepted street, an access road to the dry hydrant shall be provided to allow a fire department pumper to be capable of connecting to the dry hydrant connection with one (1) ten foot (10') length of hard suction hose. The access road shall be a mini D of twelve feet (12') wide and capable of handling fire department apparatus in all seasons and weather conditions. The access road shall be approved as meeting these requirements by the Town Engineer, and the developer shall, prior to final subdivision approval, provide an executed easement deed to this access road to the Town in a form approved by the Town Attorney. The access road shall be posted "No Parking Fire Lane".

5) ——— Dry hydrants shall be installed in accordance with the following standards:

a) ——— A minimum of eight inch (8") piping and fittings shall be utilized from the screen to the 90 degree elbow.

- b) — Piping and fittings shall be a minimum of schedule 40 rating. The streamer hose connection shall be bronze with a 4 1/2 inch National Standard Thread (NST).
- c) — The riser piping and 90 degree elbows shall be schedule 40 steel.
- d) — The piping from the suction screen to the 90 degree elbow below ground shall be schedule 40 PVC pipe capped off at the screen end.
- e) — All pipe connections shall be cleaned and cemented so as to provide air tight connections.
- f) — The 90 degree elbow below ground shall have six feet (6') of cover from finished grade.
- g) — The maximum amount of lift permitted shall be fifteen feet (15') as measured from the surface of the water to the center of the suction inlet of a pumper at draft at the dry hydrant.
- h) — The riser piping shall be exposed above grade level twenty four inches (24") as measured from the center of the hydrant opening to the grade level of the fire apparatus position.
- i) — A suction screen shall be formed in the end of the PVC pipe by drilling a minimum of nine hundred and sixty (960) 3/8" holes along the piping leaving a four inch (4") wide strip along the top of the pipe that is not drilled. The section screen shall be raised off the bottom of any Fire Pond twenty four inches (24"), and shall be twenty four inches (24") away from
- j) — All piping and fittings exposed to sunlight shall be primed and painted with fluorescent orange reflective paint, except the threads of the streamer connection.
- k) — The hydrant riser pipe shall be protected with four inch (4") in diameter steel pumper posts that are at least three feet (3') above grade.
- l) — The area around the pond and where the piping has been installed shall be graded and seeded.
- m) — Fencing is optional; however, if a fence is provided it shall have a gate access point and a lock box shall be installed holding the keys for the gate.
- n) — The maximum distance from the dry hydrant to any dwelling with the project shall be two thousand feet (2,000')
- 6) — Storage tanks. In cases where a pond cannot be supported, the developers shall install underground storage tanks, the size and number of

~~which shall be determined by the Fire Chief; proof shall be supplied by the developer that the property to be developed will not support a fire pond before the developer will be allowed to substitute underground storage tanks for a fire pond.~~

~~D. Easement Deed. The developer shall, prior to final subdivision approval, provide an executed dry hydrant easement deed to the Town in a form approved by the Town Attorney to provide the Town of Gorham with the right to enter onto the property to use, maintain, repair, replace and install the fire pond or underground storage tanks, dry hydrant, water lines and all necessary fixtures and appurtenances.~~

~~E. Plan. A detailed plan of the fire pond or underground storage tanks, hydrant, piping, overflow and roadway shall be submitted to the Fire Chief and Town Engineer and to the Planning Board as part of the Preliminary Plan submission in Chapter 3, Section 3-3.B(17) of this Code. The Fire Chief and Town Engineer shall review the plan and make their recommendations in writing to the Planning Board.~~

~~F. Inspection. The fire protection water supply with dry hydrant shall be installed by the developer in accordance with these standards and no certificate of occupancy for any dwelling in the subdivision shall be issued unless and until the fire protection water supply and dry hydrant are tested and approved as being in working order by the Fire Chief or his designee and the Town Engineer.~~

~~G. The requirement of Compliance with this ordinance shall not apply if the developer, as a written condition of subdivision approval, agrees to install a sprinkler system in each and every dwelling in accordance with the Town's Sprinkler Ordinance.~~

~~\*Deletions Struck Through~~

~~\*Additions Underlined~~

**Public  
Hearing #3  
On Old Business  
item #9196**

Public hearing to allow a new Small Dwellings Overlay District in the Land Use & Development Code. (Admin. Spon.)

**Proposed  
Order # 9196**

Ordered, that the Town Council amend the Land Use & Development Code as follows:

**CHAPTER 1: SECTION 23 - SMALL DWELLING OVERLAY DISTRICT**

Structure Requirements: Residential buildings eligible for conversion into small dwelling unit buildings must have been constructed prior to or in 1925. Additions are allowed but cannot increase the size of the building by more than 25% and the additions need to meet all underlying zoning space standards. Commercial buildings and residential buildings built after 1925 cannot be used for conversion to small dwelling unit buildings.

Space Standards: The standard residential density for the lot is based on the underlying zoning district's space standards. Lot owners located in the overlay district are allowed to convert the standard residential density to small dwelling units based on the below formula:

<u>1 bedroom apartment</u>	<u>1/3 of a dwelling unit</u>
<u>2 bedroom apartment</u>	<u>2/3 of a dwelling unit</u>
<u>3 or more bedroom apartment</u>	<u>1 dwelling unit</u>

Bonus Unit Provisions: Existing structures and lots that could support and meet the required performance standards for additional small dwelling units may add dwelling units as identified under Chapter 1, Section 1-18 Development Transfer Overlay District, E. Performance Standards, 1. Development Transfer Fee and Calculations.

Fee Based Calculation:

<u>1 bedroom apartment</u>	<u>1/3 of a bonus unit fee</u>
<u>2 bedroom apartment</u>	<u>2/3 of a bonus unit fee</u>
<u>3 or more bedroom apartment</u>	<u>1 full bonus unit fee</u>

Off-street Parking Standards: Conversion of existing buildings into small dwelling unit structures must meet the following requirements:

<u>1 bedroom apartment</u>	<u>1 parking space</u>
<u>2 bedroom apartment</u>	<u>1.5 parking spaces</u>
<u>3 or more bedroom apartment</u>	<u>2 parking spaces</u>

Half parking spaces are required to be rounded up to the next full number. Parking is not allowed within the front yard setback as identified in the underlying zoning district or no portion of the lot between the street to the front building line shall be used for off-street parking.

Buffering requirements: The conversion and development of the site shall comply with the requirements under Chapter 2: General Standards of Performance, Section 2-1: Environmental, I. Buffer Areas.

Town Review Requirements: The conversion of existing buildings into multiple small dwelling units shall be subject to review and approval under the provisions

of the Chapter 3: Subdivision and Chapter 4: Site Plan. The conversion also must meet all the requirements under Chapter 2: General Standards of Performance, except it is not required to meet the standards under Chapter 2, Section 2-4 Residential, B. Performance Standards for Multi-family Housing.

Public Utilities: Structures are required to be connected to public water and sewer meeting the requirements of the Portland Water District and the Town of Gorham.

Fire and Building Codes: The conversion of the structure shall comply with all applicable Fire and Building Code requirements.

Minimum Apartment Sizes: The total floor area of an apartment unit shall meet the following minimum standards.

- Studio: 400 square feet
- 1 bedroom: 550 square feet
- 2 bedrooms: 700 square feet
- 3 bedrooms: 850 square feet
- 4 bedrooms: 1,000 square feet

**CHAPTER 2: SECTION 2-4 – RESIDENTIAL , B. PERFORMANCE STANDARDS FOR MULTI-FAMILY HOUSING**

The construction of any new multi-family dwelling or the conversion of an existing single-family or two-family dwelling into a multi-family dwelling, except for the conversion of a residential building that meets the requirements of Section 1-23 (Small Dwelling Overlay District), shall be done in accordance with the following standards:

\*Additions Underlined

\*Note: A new Land Use Code Zoning Map will be adopted as a result of this order.

**Old Business  
Item # 9391**

Action to consider adopting Council Rules for the 2018-2019 year. (Admin. Spon.)

**Proposed  
Order # 9391**

Ordered, that the Town Council adopt rules for the 2018-2019 year as amended and dated November 28, 2018.

**Adjourn**