

Land Use and Development Code Amendment: Mobile Vending Units in Little Falls Village

**Town of Gorham
Planning Board Meeting
May 2, 2022**

ITEM 3 - Land Use and Development Code Amendment– Discussion: – Mobile Vending – a proposed amendment to the Land Use and Development Code to allow for mobile food vendors to operate in the Little Falls Village District and Urban Residential – Manufactured Housing District.

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AMENDMENT TRACKING

DESCRIPTION	COMMENTS	STATUS
Town Council Meeting	The Town Council forwards the item to the Planning Board for a public hearing and recommendations. (7 ayes)	April 5, 2022
Planning Board - Meeting Discussion		May 2, 2022

The Planning Board refers to staff notes during the review process; however, it shall be noted that staff recommendations are noncommittal and all final decisions are those of the Planning Board and not Town Staff.

Memo completed by Thomas Poirier, Director of Community Development.

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1. Overview

The Town Council is sending a request to the Planning Board to review adding Mobile Vending units as a permitted use in the Little Falls Village District and the Urban Residential – Manufactured Housing District. Currently Mobile Vending Units are only allowed in the Roadside Commercial, Industrial, and the Agricultural/Industrial Districts. Adding the use to the Urban Residential – Manufactured Housing District to this district opens allowing food trucks to an extensive area, not just the area adjacent to Little Falls.

Staff recommends the item be sent to one of the Planning Board’s sub-committee for review and recommendations.

There are multiple ways to identify and restrict the use of food trucks to the Little Falls Area such as overlay districts, expanding, and/or creating new zoning districts as outlined in the Comprehensive Plan. Staff has included a copy of the Future Land Use map from the Comprehensive Plan for the Little Falls Village area, as well as details describing proposed district locations, allowed uses, and development standards.

- **Little Falls Village Center Area**

- **Location** – The Little Falls Village Center designation applies to the lots along both sides of the Gray Road from the river to the intersection with Tow Path Road (see Figure 6.4).
- **Allowed Uses** – The allowed uses in the Little Falls Village Center Area should include a wide range of residential and non-residential uses that are similar to the current Village Center District.
- **Development Standards** - The development standards for the Little Falls Village Center Area should be similar to the current Village Center standards but should include some basic design requirements to assure that any new buildings or redevelopment occurs in a manner that is compatible with the current pattern of development. Residential development should conform to the density and development standards for the Village Residential designation including the provisions for development transfer and variable density for small units. Existing buildings should be allowed to be used for residential uses including residential units in a mixed-use building without density considerations as long as the property meets requirements for parking, landscaping, and buffering.

- **Village Commercial Area**

- **Location** – The Village Commercial Area designation includes the commercial core of Gorham Village from Elm Street east to the New Portland Road area as well as a small area adjacent to the roundabout in Little Falls (see Figures 6.3 and 6.4).
- **Allowed Uses** – The allowed uses in the Village Commercial Area should include a wide range of residential and non-residential uses similar to the uses currently allowed in the Urban Commercial zone. Consideration should be given to allowing gasoline service stations in the

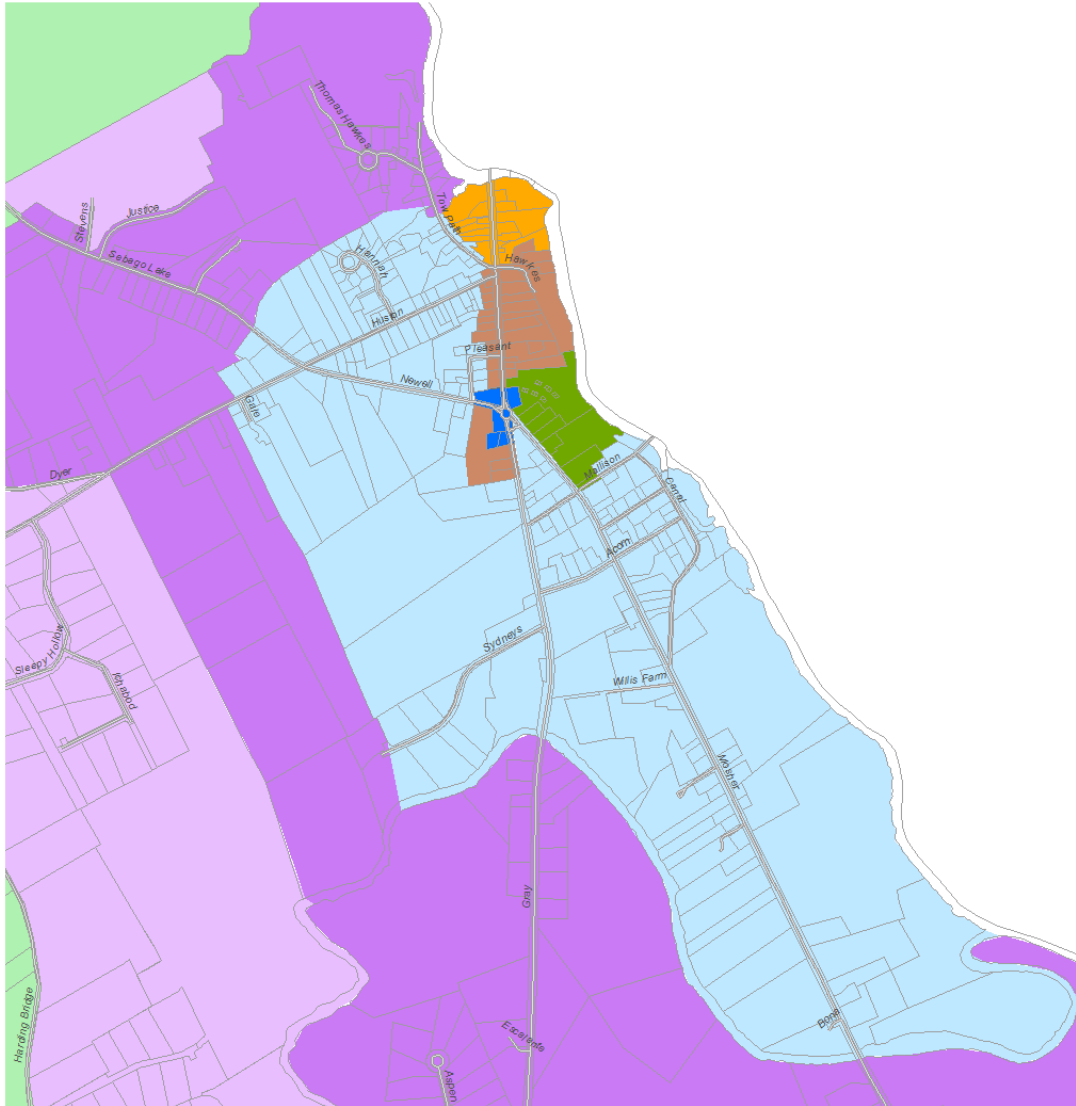
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Little Falls Village Commercial Area.

- ***Development Standards*** – The development standards in the Village Commercial Area should be similar to the current Urban Commercial standards including the current design requirements. Higher intensity development should be allowed based on a case-by-case review. Residential development should conform to the density and development standards for the Village Residential designation including the provisions for development transfer and variable density for small units. Existing buildings should be allowed to be used for residential uses including residential units in a mixed-use building without density considerations as long as the property meets requirements for parking, landscaping, and buffering.
- **Village Approach Area**
 - ***Location*** – The Village Approach Area includes the portion of the Main Street corridor on either side of Libby Avenue extending from the Chick property eastward to the Gateway Commons area (see Figure 6.3).
 - ***Allowed Uses*** – The allowed uses in the Village Approach Area should include a wide range of residential uses together with a limited range of non-residential uses including small-scale retail uses, restaurants without drive-thru service, offices, personal and business services, and B&Bs. Larger, more-intensive commercial uses should not be allowed in this portion of the corridor.
 - ***Development Standards*** – The development standards should allow for both new development and the reuse of existing buildings in a manner which maintains this area as an attractive entrance to Gorham Village. The standards should require that buildings be located within reasonable proximity to the street with a landscaped buffer strip along the edge of the street and not more than one, double-row of parking between the building and the street. Off street parking should be encouraged to be located at the side and/or rear of the building for non-residential uses. New or expanded buildings should be required to conform to good site and building design standards that assure that the project has a “village character” and contributes to an attractive entrance to the Village. The creation of vehicular accesses should be carefully managed and the interconnection of uses encouraged. Residential development should conform to the density and development standards for the Village Residential designation including the provisions for development transfer and variable density for small units.

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**Figure 6.4: Little Falls Village
Gorham Comprehensive Plan Update**



- | | |
|--------------------------------|---|
| Residential Growth Area | Nonresidential Growth Areas |
| Suburban Residential | Corridor Commercial |
| Village Expansion | Industrial |
| Mixed-Use Growth Area | Mosher Corner Planned Dev |
| Gorham Village Center | University Institutional |
| Little Falls Village Center | Mixed-Use Limited Growth Areas |
| Mosher Corner Mixed Use | Village Office-Residential |
| Narragansett Mixed-Use Dev. | White Rock Mixed-Use |
| South Gorham Commercial Center | Residential Limited Growth Areas |
| South Gorham Crossroads | Village Residential |
| Village Approach | |
| Village Commercial | |



Prepared by Gorham Planning Office 6/10/2016

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PROPOSED MOTIONS:

Move to send the proposed Zoning Amendment for Mobile Vending Units in Little Falls Village to the Planning Board's (Ordinance Sub-committee or Comprehensive Plan Implementation Sub- Committee) for review and recommendation

Or

Move to send the proposed Zoning Amendment for Mobile Vending Units in the Little Falls Village to the next available Planning Board meeting for a public hearing.