



Town of Gorham Planning Division

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TO: Planning Board

FROM: Carol Eyerman, Town Planner

RE: Low Impact Development and Development Transfer Overlay/Ordinance

DATE: September 14, 2022

Some different terms and development type will start to be used this month. I thought a basic review would be helpful.

Low Impact Development (LID) – a type of stormwater management approach to site planning that preserves natural resources, processes, and habitats. Basic features of LID include:

- Minimize impervious surfaces, such as driveways, roofs, concrete pads, and compacted earth.
- Avoid soil disturbance and compaction.
- Protect and expand native vegetation.
- Minimize site clearing.
- Avoid direct connections between impervious area drainage and streams or storm drains.

Techniques used include: rain barrels, rain gardens, downspout disconnections, soil quality restoration, drip line filters, surface soil filter, gravel wetland, subsurface sand filter, rainwater storage and reuse, pervious pavement, green roofs, and certified systems.

Note: Not all sites are suitable for all techniques. Techniques chosen depend on soil conditions and types. Developers should be able to tell you what they chose and why they chose it.

Development Transfer and Overlay Zone (DTO) – a type of development allowed in Section 1-18 of the Zoning Ordinance in a specific overlay area of town that “creates livable, walkable neighborhoods in areas of the community where public sewerage is available or planned while minimizing development in other areas of the community where intensive development is not desired. This will be accomplished by allowing well-planned, higher density residential development in designated areas with public sewerage in exchange for the payment of a development transfer fee. The development transfer fee will be used by the Town to purchase conservation land and/or easements and open space.”

Performance standards that apply to this overlay zone include: fee calculation for the “bonus units”, building design standards, standard for one and two family lots, access limitations, open space, and parking lot locations.