

AGENDA AND PROPOSED ORDERS
GORHAM TOWN COUNCIL
REGULAR MEETING
September 5, 2017
6:30pm
Burleigh H Loveitt Council Chambers

Pledge of Allegiance to the Flag

Roll Call

Acceptance of the minutes of the August 5, 2017 Regular Town Council Meeting and the August 22, 2017 Special Town Council Meeting.

Open Public Communications

Councilor Communications

Town Manager Report

School Committee Report

Michael Shaughnessy, representing the Friends of the Presumpscot River, will make a brief presentation regarding a proposed resolution to designate a Presumpscot Historic and Natural River Corridor.

Roger Wheeler, representing the Friends of Sebago will make a brief presentation regarding the Saccarappa Agreement.

Public Hearing # 1

On Order # 9259 Public Hearing on an application for a Victulars License for Pine Crest Bed & Breakfast. (Admin. Spon.)

Proposed

Order # 9259 Ordered, that the Town Council approve a Victulars license for Pine Crest Bed & Breakfast.

Public Hearing #2

On Order 9260 Public Hearing on a proposal to re-zone the Olde Canal Park from the Industrial Zone to a new Old Canal Industrial District. (Admin. Spon.)

Proposed

Order # 9260 Whereas, the Olde Canal Park located off Mosher Road is currently zoned industrial, and
Whereas the Town would like to preserve the primary permitted uses of this land while allowing this area to be more flexible,

Now Therefore Be It Ordered, that the Town Council adopt the following new Old Canal Industrial District:

CHAPTER 1: ZONING REGULATIONS

SECTION 1-21- OLDE CANAL INDUSTRIAL ZONE

A. PURPOSE

To provide areas within the Town of Gorham for manufacturing, processing, research, warehousing, heavy equipment sales, and large scale office buildings and to which end all the performance standards set forth in this Code shall apply.

B. PERMITTED USES

- 1) Manufacturing, processing and treatment.
- 2) Warehousing and outdoor storage.
- 3) Road distribution facilities.
- 4) Research facilities.
- 5) Wholesale businesses and wholesale business establishments, but excluding junk yards.
- 6) Accessory uses and buildings, including retail and service uses accessory to another permitted use and also including a caretaker unit for residential use provided that there shall be no more than one residential unit on a property and such unit shall be resided in by an owner of the property, an employee of the industrial operation, or a person who serves as a security person. In the event that the principal industrial use or other permitted use terminates, than the accessory residential use shall also terminate.
- 7) Municipal and governmental uses.
- 8) Public utility facilities including substations, pumping stations and sewage treatment plants.
- 9) Mineral extraction.
- 10) Heavy machinery and equipment retail sales and service.
- 11) Office buildings with over 10,000 sq.ft. of gross floor area.
- 12) Hotel with/ or without convention halls

13) Commercial Schools

C. SPECIAL EXCEPTIONS

1) (Reserved)

D. SPACE STANDARDS

Minimum area of lot	None
Minimum street frontage	None
Minimum front yards	30 feet except where the front yard abuts a residential use or district, in which case a minimum of 50 feet shall be provided.
Minimum side and rear yards	20 ft. except as otherwise required by the buffer provisions of this Code and except where the side and/or rear yards abut a residential use or district in which case a minimum of 30 ft. or 50% of the building or outdoor stored material height, whichever is greater, shall be required.
Maximum building height	None
Maximum building coverage	None

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.

E. PERFORMANCE STANDARDS

The general performance standards contained in Chapter 2 of this Code shall be fully observed and the following additional standards shall be required of uses within this district.

Be It Further Ordered, that the Town Zoning Map, dated September 2017, be adopted as the Towns Zoning Map.

Public Hearing #3
On Order # 9261

Public Hearing on the renewal liquor license for M and G X-Mac II, LLC, doing business as Ocean Garden Restaurant and Tavern. (Admin. Spon.)

Proposed
Order # 9261

Ordered, that the Town Council approve a renewal liquor license for M and G X-Mac II, LLC, doing business as Ocean Garden Restaurant and Tavern, 390 Main Street.

Item # 9262

Action to consider a request from the School Department for preliminary funding to develop a project to expand Gorham High School for presentation to the Voters in a future referendum. (Admin. Spon.)

Proposed
Order # 9262

Ordered, that the Town Council appropriate \$150,000 from the Land Acquisition Reserve Fund as a loan to the School Department, to be paid back from project funds, after Voters approve a project to expand Gorham High School.

Item # 9263

Action to consider accepting the report of the Main Street Utility Study. (Admin Spon.)

Proposed
Order # 9263

Ordered, that the Town Council accept the report of the Main Street Utility Study.

Item # 9264

Action to consider authorizing a letter to the Maine Farmland Trust endorsing an application for a Land for Maine Future Grant on property located on lower Main Street. (Admin. Spon.)

Proposed
Order # 9264

Ordered, that the Town Council authorize the Town Manager to sign a letter endorsing an application for a Land for Maine Future Grant on property located on lower Main Street, to assist in the acquisition of an agricultural easement.

Item # 9265

Action to consider appointing a representative to the Steering Committee to assist and advise METRO Bus develop their new bus routes to Gorham. (Admin. Spon)

Proposed
Order # 9265

Ordered, that the Town Council appoint Art Handman to the Steering Committee to assist and advise METRO Bus develop their new bus route to Gorham.

Item # 9266 Action to consider selling a small parcel of land located off Huston Road.
(Admin. Spon.)

Proposed
Order # 9266 Ordered, that the Town Council authorize the Town to solicit sealed bids on a parcel of land (Tax Map 111, Lot 27) located off Huston Road, and
Be It Further Ordered, that a minimum bid of \$500 be set, with the Town to issue a quit claim deed, if a bid is accepted.

Item # 9267 Action to consider a proposal to amend the Narragansett Development District.
(Ordinance Com. Spon. 3-0)

Proposed
Order # 9267 Ordered, that the Town Council refer a proposal to amend the Narragansett development District, to the Planning Board for their public hearing and recommendation.

Item # 9268 Action regarding the November 7, 2017 Annual Municipal Election and the State Referendum Election. (Admin. Spon.)

Proposed
Order # 9268 Ordered, by the Town Council that the polls be open for the November 7, 2017 Annual Municipal Election and the State Referendum Election between the hours of 7:00am and 8:00pm, and
Be It Further Ordered, that the absentee ballots will be processed on Monday, November 6, 2017 at 10:00am and on Tuesday, November 7, 2017 at 9:00am, 3:00pm and 8:00pm, and
Be It Further Ordered, that the Registrar of Voters is in session between the hours of 8:00am and 4:00pm on Tuesday, October 31, 2017; 8:00am and 4:00pm, on Wednesday, November 1, 2017; 8:00am and 7:00pm on Thursday, November 2, 2107; 8:00am and 1:00pm on Friday, November 3, 2017; 8:00am and 4:00pm on Monday, November 6, 2017 and 7:00am and 8:00pm on Tuesday, November 7, 2017 for the purpose of registering Citizens to vote, correcting the voter list and accepting Absentee Ballots, and
Be It Further Ordered, that the Town Council appoint the following Wardens and Ward Clerks for the November 7, 2017 Annual Municipal Election and the State Referendum Election, and the Town Clerk is authorized to make changes to these appointments as needed:

Ward 1-1	Warden:	Susan Emerson	Ward Clerk:	Laurel Smith
Ward 1-2	Warden:	Kathy Corbett	Ward Clerk:	ConnieLoughran
Ward 2	Warden:	Marty Towle	Ward Clerk:	Nancy Kenty
Central	Warden:	Paula Nystrom	Ward Clerk:	Teresa Sanborn

Item # 9269 Action to consider making an appointment to the Planning Board.
(Appointments Com. Spon.)

Proposed
Order # 9269 Ordered, that the Town Council appoint _____ to fill an unexpired term
on the Planning Board, with the term to expire in 2019.

Item # 9270 Action to consider going into Executive Session, pursuant to Title 36, MRSA
Section 841 to discuss one application for an abatement of taxes based on
poverty and pursuant to Title 1, MRSA Section 405 (6) (D) to discuss contract
negotiations with the Fire Department.

Proposed
Order # 9270 Ordered, that the Town Council go into Executive Session, pursuant to Title 36,
MRSA Section 841 to discuss one application for an abatement of taxes based
on poverty and pursuant to Title 1, MRSA Section 405 (6) (D) to discuss contract
negotiations with the Fire Department.

Adjourn