



Community Development Planning Division

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GORHAM COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE WORKSHOP

April 6, 2020 7:00 pm

Via Zoom

The Town of Gorham invites you to view our upcoming Comprehensive Plan Implementation Committee Meeting on April 4, 2020, starting at 7:00PM. This meeting will be held remotely, hosted as a Zoom Webinar and streamed over GoCAT and Facebook Live for anyone who wishes to view. Staff strongly recommends those who would like to make public comment regarding agenda items to email written comments by 4pm on Monday, April 4, 2020 to the following email address: [PB Mtg Public Comment@gorham.me.us](mailto:PB_Mtg_Public_Comment@gorham.me.us). To join the meeting, follow this link on your computer or mobile device: <https://zoom.us/j/549502597> or join by phone by calling 1-929-205-6099 and entering Webinar ID:549-502-597. To make a public comment during the meeting, we ask that you raise your hand using the button in Zoom, or for those joining by phone, you may type *9. Please be advised that any comments made during the meeting on Facebook Live or GoCAT, if possible, will not be reviewed and are not considered public comment for purposes of the public record.”

Note: CPIC members will enter the webinar using a link sent for presenters.

AGENDA ITEMS

1. Welcome and Zoom review or help (Carol and Tyler)
2. Review of meeting protocol (Carol)
 - a. Written public comments taken in prior to the meeting will be read by staff for the record during public comment.
 - b. All meetings will be recorded for later public viewing.
 - c. Board members and staff are presenters and may speak one at a time.
 - d. Members of the public and applicants will raise their hands and be called on one at a time.
 - e. If you are on the phone, to be called upon please raise your hand by dialing *9.
 - f. Votes will be taken by roll call and alphabetically.
 - g. Inappropriate behavior will not be tolerated. Any inappropriate behavior will cause that person to be dropped from the meeting immediately.
3. Review of agenda (Chair)
 - a. Roadside Commercial Ordinance Amendments

ADJOURNMENT



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PLANNING MEMO

TO: Comprehensive Plan Implementation Committee (CPIC)
FROM: Carol Eyerman, Town Planner
RE: Zoom Online Application and Roadside Commercial Ordinance Amendments
DATE: April 3, 2020

Zoom Online Application

To enter the online Zoom meeting, you will enter the meeting using the link I sent you in an invitation as a presenter email. The invitation was sent to your “gorham.me.us” email address. That email address will look like mine ceyerman@gorham.me.us with your first initial and last name, then @gorham.me.us. You gain access to it through Gmail. That is what the town uses for its email system.

Roadside Commercial Ordinance Amendments

The Town Council has asked the committee to review and recommend amendments to the Roadside Commercial zoning district. The Roadside Commercial Zoning District is the area along Main Street between Westbrook and Mosher Corner. The Council has requested and suggested that the district be amended to allow for performance standards similar to those that are within the Narragansett Mixed-Use Development District. The Narragansett performance standards include lot layout, buffer yards, parking lots, lot access, public utilities, building design, building and other structure materials, and bike and greenway systems.

Overview of Narragansett standards

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- Lot layout standards require buildings to be set back from the main road and in an office park type pattern.
 - Buffering standards require between residential and commercial type uses. It spells out what type of trees and plantings to add. It requires specific trees and plantings along road frontage, parking lots, and refuse collection facilities.
 - Parking lots are allowed to the side and rear of the building.
 - Lot access is required to be taken from the street that is secondary or in combination with other uses. The idea is to limit the number of access points.
 - Public water and sewer is required.
 - All utilities are to be placed underground.
 - Building design is to be traditional New England Village style, pedestrian scale; traditional building materials will be used or mimicked and three different materials will be used.
 - Bicycle, sidewalks and greenway systems are to be run to and throughout the site.
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Additionally, the Council requested that we take a look at what some other towns have done in terms of architectural review standards as a stand alone review. Staff has reviewed standards from Topsham, Scarborough and Biddeford. Both Topsham and Scarborough have developed design guidelines. These guidelines spell out specific protections and methods for protection of a certain look and feel for the community. Topsham's guidelines are utilized within their historic district. Scarborough's guidelines are utilized in all of their commercial districts. We are working to determine if Biddeford has specific guidelines.

Each of these three towns has a section within their ordinance that spells out specific review standards and they include the following:

1. Mass. The height of principal building or structure, its bulk; the nature of its roofline, and the proportions of the new construction will be of the same scale and proportion as the existing significant structures;
2. The location, size and proportions of openings in the facade, primarily windows and doors, of new construction will be consistent in proportion and rhythm with openings in the facade of existing significant structures;
3. The massing and type of roof (flat, gabled, hip, gambrel, mansard) of the new construction shall complement the massing and type of roof of existing significant structures;
4. Nature of building materials and texture shall exhibit the characteristics of texture, composition and reflectivity of adjacent significant structures and buildings; and

5. Mechanical equipment or other utility hardware on the roof, ground or buildings will be screened from public view with materials harmonious with the building, or they will be so located not to be visible from public ways.
6. Height. The height of proposed buildings shall be compatible with adjacent buildings.
7. Proportion of building's front facade. The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings, structures and open spaces where it is visually related.
8. Proportion of openings within the facade. The relationship of the width of the windows to the height of windows and doors in a building shall be visually compatible with that of windows and doors of buildings to which the building is visually related.
9. Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with that of the buildings to which it is visually related.
10. Rhythm of spacing of buildings on streets. The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with that prevailing in the area to which it is visually related.
11. Rhythm of entrance and/or porch projection. The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible with that of buildings to which it is visually related.
12. Relationship of materials and textures. The relationship of the materials and textures of the facade of a building shall be visually compatible with that of the predominant materials used in the buildings to which it is visually related.
13. Roof shapes. The roof shape of a building shall be visually compatible with that of the buildings to which it is visually related.
14. Scale of building. The size of the building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with those characteristics of buildings and spaces to which it is visually related.
15. Directional expression of front elevation. A building shall be visually compatible with the building, squares and places to which it is visually related in its directional character, whether this shall be vertical character, horizontal character or nondirectional character.
16. All additions along a right-of-way may not be set back from the property line. This may be waived if at least 60% of the building's front facade is on the property.

Questions for the CPIC:

1. How would you like to proceed?
2. Which standards would you think to be relevant for the Roadside Commercial district?