

**TOWN MANAGER'S AGENDA NOTES
GORHAM TOWN COUNCIL
REGULAR MEETING
February 6, 2024
6:30PM**

**Public hearings #1-6
On Item #2024-2-1**

Staff report complete applications for public hearings #1 through 6 for various licenses and permits.

**Public hearing #7
On Item #2022-08-02**

Public hearing to hear comments on amendments to the Land Use & Development Code regarding Access Management. (Admin. Spon.)

Public hearing #7 and the associated order adds requirements in the Land Use and Development Code (LUDC) that regulates access management (vehicle access on roadways), depending on the type of roadway, to promote shared entrances, safe exit, and entering of vehicles, etc. where feasible.

Item #2024-2-7

Action regarding the March 5, 2024 State Presidential Primary Election. (Admin. Spon.)

This is an administrative item establishing the March 5, 2024 State Presidential Primary.

Item #2024-2-8

Action to consider an abatement on property taxes for Map 47, Lot 3, Libby Avenue, in the amount of \$341.72 plus interest for the FY23 taxes. (Admin. Spon.)

This item abates \$341.72 in principle for taxes that were incorrectly assessed. The Town's assessor can abate taxes back one commitment year, but beyond that time, the Town Council needs to abate the taxes.

Item #2024-2-9

Action to consider an abatement on property taxes for Map 2, Lot 1, Hemlock Drive, in the amount of \$1,384.55 plus interest for the FY21-23 taxes. (Admin. Spon.)

This item is the abatement of taxes for a mobile home that was abandoned, is in disrepair, and left in a trailer housing development. Abandoned mobile homes usually represent a liability to the Town and abating the taxes will allow the trailer housing development the opportunity to have it removed and disposed of.

Item #2024-2-10

Action to consider appointing members to the Fiscal Sustainability Committee. (Appointments Committee Spon.)

Item 2024-2-10 appoints members to the Fiscal Sustainability Committee as recommended by the Town's Appointments Committee. The committee will meet the night of February 1, 2024 (after the publishing of this memo and the Council agenda) and when the recommendations are available, they will be sent to the Town Council.

Item #2024-2-11

Action to consider adopting a revised emergency operations plan for the Town of Gorham. (Admin. Spon.)

This item authorizes the option of a new emergency operations plan for the Town of Gorham. The plan focuses on typically large scale emergencies and is a template provided by Cumberland County that has been worked on by our public safety departments for the last year. Adoption of the plan is required for certain participation in grants. Plans will be shared directly with the Town Council and the document is over 100 pages in length.

Item #2024-2-12

Action to consider reviewing ways to preserve the rural character of Gorham. (Councilor Siegel Spon.)

Item 2024-2-12 instructs staff to work on a list of potential changes to the LUDC that would help protect the rural character of Gorham. Staff would then bring these items back to a Council meeting and/or workshop to review for possible action by the Council.

Item #2024-2-13

Action to consider setting the March Town Council Workshop as a discussion on preserving farms and farmland in Gorham. (Councilor Siegel Spon.)

This item sets the March Town Council Workshop as a discussion on how to work to protect farmland and working farms. If available, staff would try to bring in experts from state agencies and/or the Farm Trust.

Item #2024-2-14

Action to consider instructing staff to review the feasibility of selling or leasing property at 668 Gray Road "Old Robie School". (Councilor Lavoie Spon.)

Item 2024-2-14 instructs staff to bring back feasibility options for selling or leasing the Old Robie School at 668 Gray Road. Currently the building is used for some recreation programs and is also rented to the public. If approved, staff would look to get a more established value of the building, analyze the

property lines more in detail, and whether the lot would need to be broken off. Staff would also provide to the Council what specific programs would be impacted and how those impacts could or could not be addressed. The property also has federal recreation easements associated with it and an analysis would need to be completed as to whether or not those easements would be affected and if so how to mitigate them. A print out from assessing on the property is attached.

Item #2024-2-15

Action to consider instructing the Planning Board to review required changes to the Town's Floodplain Management Ordinance. (Admin. Spon.)

In order to be compliant with the National Flood Insurance program, the Town of Gorham must have an up to date Floodplain Management Ordinance and maps that meet the specifications of the federal program. In Cumberland County, this update has been delayed for years due to litigation and the Town was just notified of that process being resolved and updates will need to be completed by June. This order starts that process and instructs staff to provide the Planning Board with the required changes and to bring the completed ordinance modifications back to the Town Council for final adoption.

Item #2021-9-11

Action to forward to the Planning Board proposed amendments to the Land Use & Development Code to promote effective multi-family development. (Ordinance Committee Spon.)

This item is required by the new LD 2003 and modifies the LUDC to allow for unit bonuses for affordable housing in the Town's growth areas. A memo is attached from staff. This item will go to the Planning Board and will come back to the Council for a final public hearing and adoption. Should the Town adjust its growth areas in future comprehensive plan amendments these bonus zones could also be amended.

Item #2023-2-7

Action to forward to the Planning Board proposed amendments to the village zoning districts in the LUDC to increase economic development opportunities (Ordinance Committee. Spon.)

This item changes a small section of the Gorham Village from Urban Residential to Office-Residential District as identified by the Town's Comprehensive Plan.

Item #2024-2-16

Action to consider endorsing a Community Development Block Grant Application for the Town of Gorham Little Falls Sewer Main Extension (Admin. Spon.)

Item 2024-2-16 authorizes staff to submit a CDBG application for a sewer main extension in Little Falls. The Little Falls Village is the only area of Gorham now eligible for project-based use of CDBG funds.

Adjourn.