

AGENDA NOTES

Gorham Town Council Regular Meeting
February 1, 2022 – 6:30pm
Burleigh H. Loveitt Council Chambers

Public hearing #1

On item #2022-02-01

Public hearing to hear comment on a proposal to issue a Medical Use Marijuana License to Gerard Tardiff, Premium Processing, 5 Little Wing Lane, Unit B. Property owned by Dave Cowan.

Staff report the application is complete.

Public hearing #2

On item #2022-02-02

Public hearing to hear comment on a proposal to issue a Renewal Special Amusement License to Sebago Brewing Company, 616 Main Street.

Staff report the application is complete.

Public hearing #3

On item #2022-02-03

Public hearing to hear comment on a proposal to amend the Land Use & Development Code to require phased build outs of subdivisions.

This item approves an amendment to the Land Use & Development Code to require phasing of larger subdivisions according to the amount of completed lots.

Public hearing #4

On item # 2022-02-04

Public hearing to hear comment on a proposal to amend the Land Use & Development Code to adopt the Urban Residential Expansion District as identified in the Comprehensive Plan and approval of the revised zoning map identifying the first area to be rezoned (near Little Falls). (Admin. Spon.)

Public hearing and comment on amending the LUDC to allow for an Urban Residential Expansion District.

Item #2022-02-05

Action to consider Town Council endorsement of a nonprofit Community Development Block Grant (CDBG) application for a septic system project related to the Port Resources Group Home located on Dingley Springs Road. (Admin. Spon.)

This item endorses a Community Development Block Grant (CDBG) application for a Port Resources Group Home in Gorham for a new septic system. The Town of Gorham is limited in locations where we can apply for funding through

this program due to area income limits; however, entities like Port Resources can apply for their operations. Staff recommends supporting their application. Port Resources Director of Development, Stuart Simon, will be on hand to provide a brief explanation of the project and grant application.

Item #2022-02-06

Action to consider appropriating Recreation Impact Fee funds to pay for Senior Citizen Programs. (Councilor Hager Spon.)

This item instructs staff to review existing senior programs, locations, and funding mechanisms and report back to the Town Council on possible ways to expand programs, limit, or subsidize costs for seniors, as well as compare Gorham to other communities.

Item #2022-02-07

Action to consider instructing the Ordinance Committee to review Recreation Impact Fees. (Councilor Philips Spon.)

This item instructs the Ordinance Committee to examine Recreation Impact Fees and report back to the Town Council on possible amendments to the ordinance, as well as other permitted uses.

Item #2022-02-08

Action to consider utilizing American Rescue Plan Act (ARPA) funding to provide Hazard Pay to Gorham First Responders and Town employees. (Councilor Shepard Spon.)

Item #2022-02-08 instructs the Town Manager to prepare a recommendation for the expenditure of American Rescue Plan Act of 2021 (ARPA) funding for premium pay for municipal employees that worked during the pandemic and are still employed by the Town. The item also requests that special consideration be given to first responders when calculating this pay. Staff had been working on this item, but were unable to get it completed and checked against the ARPA guidelines in time for this Council meeting. Calculations for approximately \$1,000 for full time first responders and \$500 for all other Town employees in a one-time payment is currently being considered and calculated. The cost would be well over \$150,000 in ARPA funding. The Town Manager will prepare a finalized recommendation for the March 2022 Town Council meeting.

As a refresher from the Town Council's workshop last year, the Council conveyed to staff interest in premium pay for employees as allowed by the ARPA guidance, additional funding for public safety projects, business programs and senior programs with the majority of the funding to outdoor recreation projects that the majority of the community can utilize. \$1.9 million in ARPA funding will be received by the Town of Gorham, with half of that number received to date.

Item #2022-02-09

Action to consider the Gorham Fire Chief's Proposal to utilize ARPA funding for the procurement of rescue equipment and personal protective equipment (PPE) for the department. (Admin. Spon.)

This item authorizes the release of \$170,238 in ARPA funding for equipment for the Gorham Fire Department. A memo from Chief Fickett is attached. The funding would be utilized to purchase automated CPR devices that do compressions on a patient in place of first responders, auto loading stretchers that lift and load a patient into an ambulance automatically, as well as individual face masks for self-contained breathing apparatus' (SCBAs) so that crews do not have to share them on scene or at trainings.

It is the recommendation of the Town Manager that these projects be funded. Of all the requested ARPA funding by any municipal department, these devices (specifically the auto load stretchers and CPR devices) have the ability to directly save lives and reduce risk to our first responders in Gorham. Our fire department has repeatedly tried to fund these devices through grants and has been unsuccessful and the majority of communities in Cumberland County now utilize them. The Fire Chief will be on hand to answer questions. A demo to see the equipment is being organized for two separate times for the Town Council on the Tuesday. The specific times will be emailed to the Council if anyone is interested in seeing them operate.

A required resolution is also included in this item, which is being called "phase 1" in order to accommodate future release of ARPA funding.

Item #2022-02-10

Action to consider funding portable bathrooms at the Cherry Hill Family Farm property. (Councilor Phillips Spon.)

This item will release funding from the Town Council's contingency line to pay for a portable restroom at Cherry Hill Farm for the remainder of the fiscal year. A specific cost was not available at the time of this memo; however, the cost will be the same as other locations budgeted by the Town, and is not expected to be more than a few thousand dollars for the remainder of the fiscal year. After July 1st, the restroom will be built into the Town's budget.

Item #2022-02-11 & 02-12

Action to consider a recommendation to write off accounts receivables in the amount of \$358.90 for uncollectable invoices. (Finance Committee Spon.)

Writing off of specific non-collectable revenue as recommended by the Finance Committee. Information on the specifics being written off are attached.

Item #2022-02-13

Action to consider setting a workshop in March for discussion on specific recreation projects to receive ARPA funding. (Councilor Pratt Spon.)

This item sets a date of March 15, 2022 for a Town Council workshop to discuss specific recreation projects utilizing ARPA funding. As previously mentioned, the Town Council expressed interest in utilizing the majority of ARPA funding for Covid-prevention measures that would promote outdoor use of recreational facilities by all in the community. As this is far ranging and some of the projects recommended are specific to various sites, staff suggest a workshop to gauge additional comments and interest from the Town Council before bringing the final projects to a Town Council meeting.



**TOWN OF GORHAM
CLERK'S OFFICE**

75 South Street, Suite 1
Gorham, Maine 04038 Phone:

Phone: (207) 222-1670 • Fax: (207) 839-5036

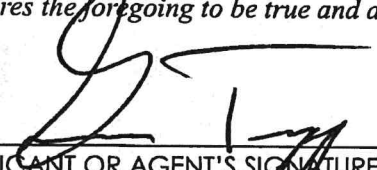
ADULT USE AND MEDICAL MARIJUANA LICENSE						
FEEES FOR APPLICATION AND LICENSE REVIEW	<input checked="" type="checkbox"/> Application fee - \$500, PLUS, THE FOLLOWING: <ul style="list-style-type: none"> <input type="checkbox"/> Cultivation Facility Tier 1 - \$1,000 <input type="checkbox"/> Cultivation Facility Tier 2 - \$1,500 <input type="checkbox"/> Cultivation Facility Tier 3 - \$2,500 <input type="checkbox"/> Cultivation Facility Tier 4 - \$5,000 <input type="checkbox"/> Nursery Cultivation Facility - \$1,000 <input checked="" type="checkbox"/> Manufacturing Facility - \$5,000 <input type="checkbox"/> Medical Manufacturing Facility Annual Fee - \$5,000 <input type="checkbox"/> Medical Testing Facility Annual Fee - \$3,000 					Amount Paid: \$ <u>5,500</u> Date: 5-17-2021 11-2-21
	Note: All fees are separate and cumulative and are to be paid at time of application. Licenses are for one year.					
TYPE OF APPLICATION	<input type="checkbox"/> Adult Use Marijuana Application <input checked="" type="checkbox"/> Medical Marijuana Application					
NEW OR RENEWAL	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> RENEWAL					
PROPERTY DESCRIPTION	Parcel ID	Map	Lot	Zoning District		
	Physical Address	5 Little Wing Ln, Unit B Gorham				
PROPERTY OWNER'S INFORMATION	Name	Dave Cowan			Mailing Address 6 Millbrook Drive Old Orchard Beach ME 04064	
	Phone	207-733-4011				
	Fax					
	Email	jiffy@maine.rr.com				
APPLICANT'S INFORMATION IF DIFFERENT FROM OWNER	Name	Gerard Tardiff			Name of Business Premium Processing Mailing Addresses - Residential And Businesses 5 Little Wing Ln Unit B Gorham ME, 04038	
	Phone	347 982 5552				
	Fax					
	Email	gtardiff@premiumprocessing.net				
BUSINESS INFORMATION	Owner's Name(s)	" ↑ "			Mailing Address " ↑	
	Phone					
	Fax					
	Email					

Documentation to be provided with application and fees. All documentation and fees must be provided at time of application submission or the application will not be accepted by the Town Clerk.

- Electronic copy of application and all materials.
- Recent passport style photograph
- Applicant's driver's license and State of Maine caregiver license, depending on type requested
- Sketch showing building footprint, interior layout, and parking plan.
- Copy of tax map showing property lines, and property lines of other properties within 1,000 feet.
- Copy of tax map showing preexisting public or private school with 750 feet of the property.
- Operating Plan
- State of Maine conditional license **N/A**

For additional information, please review the Town of Gorham Marijuana Cultivation or Manufacturing Facility Licensing Ordinance. The ordinance is available here <https://www.gorham-me.org/codes-ordinances/pages/general-ordinances> or a copy may be requested at the Town Clerk's office.

The undersigned hereby makes application to the Town of Gorham for approval of the proposed use and declares the foregoing to be true and accurate to the best of his/her knowledge.



 APPLICANT OR AGENT'S SIGNATURE
Gerard Tardiff Jr.

 PLEASE TYPE OR PRINT NAME

5/1/2021

 DATE

For office use only:		
Code Enforcement Officer Recommendation: Comments:	<u>Approve</u> or Deny	Date 1/5/22
Police Department Recommendation: Comments:	<u>Approve</u> or Deny	Date 1/5/22 12/6/21
Fire Department Recommendation: Comments:	<u>Approve</u> or Deny	Date 1/5/22
Other Staff Recommendation: Comments:	<u>Approve</u> or Deny	Date 1/5/22
Town Council Decision:	APPROVED/DENIED	Date



Laurie Nordfors <lnordfors@gorham.me.us>

Re: 5B Little Wing Way - Premium Processing

1 message

Freeman Abbott <fabbott@gorham.me.us>

Wed, Jan 5, 2022 at 3:56 PM

Cc: Laurie Nordfors <lnordfors@gorham.me.us>, Charles Jarrett <cjarrett@gorham.me.us>, Kenny Fickett <kfickett@gorham.me.us>, Carolyn Eyerman <ceyerman@gorham.me.us>

Laurie, Code is all set also

Freeman Abbott
Town of Gorham Code Enforcement Officer
Building Inspector LPI
75 South Street, Ste. 1
Gorham, ME 04038
(207)222-1605

On Wed, Jan 5, 2022 at 3:31 PM Charles Jarrett <cjarrett@gorham.me.us> wrote:

Laurie,

Chief Fickett approves this application for the uses present at the time of inspection.

--

Charles Jarrett, Fire Inspector
IAAI - CFI
NFPA - CFPE / CFI - II

Gorham Fire Department
270 Main Street
Gorham, ME 04038
(207) 222-1618

FIRE PREVENTION - Supporting the Department's mission through Investigation, Inspection, Education and Enforcement.



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Laurie Nordfors <lnordfors@gorham.me.us>

5B Little Wing Way - Premium Processing

1 message

Charles Jarrett <cjarrett@gorham.me.us>

Wed, Jan 5, 2022 at 3:30 PM

To: Laurie Nordfors <lnordfors@gorham.me.us>

Cc: Kenny Fickett <kfickett@gorham.me.us>, Freeman Abbott <fabott@gorham.me.us>, Carolyn Eyerman <ceyerman@gorham.me.us>

Laurie,

Chief Fickett approves this application for the uses present at the time of inspection.

--

Charles Jarrett, Fire Inspector

IAAI - CFI

NFPA - CFPE / CFI - II

Gorham Fire Department

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Gorham, ME 04038

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Laurie Nordfors <lnordfors@gorham.me.us>

Premium Processing

1 message

Carolyn Eyerman <ceyerman@gorham.me.us>
To: Laurie Nordfors <lnordfors@gorham.me.us>

Wed, Jan 5, 2022 at 2:51 PM

Hi Laurie -

Their operating plan meets the intent of the ordinance.

--
All the best,

Carol

Carol Eyerman, AICP
Town Planner
and
NNECAPA Vice President

Town of Gorham
75 South Street, Suite 1
Gorham, ME 04086
Phone 1.207.222.1620

Happy 53rd Anniversary to the Maine Association of Planners! Thank you to all the volunteers who have kept the organization strong for all these years. Bravo!

When you sell privacy & exclusivity, every new home is a degradation of that asset. When you sell community, each new home enhances the asset. ~Vince Graham

The relationship between urban productivity and urban size has been recognized and studied for a long time. Alonso (1971) developed a model that assumed that both benefits and costs increased with city size, with the benefit curve increasing less and less and the cost curve increasing more and more. Also, when the average potential job-home distance increases by 10%, the effective size of the labor market decreases by about 11.5%. ~ Size, Sprawl, Speed and the Efficiency of Cities, Remy Prud'homme and Chang-Woon Lee

Please be advised that pursuant to Title 1 M.R.S.A. Section 402(3), a public record includes any written, printed or graphic matter or any mechanical or electronic data in the possession or custody of an agency or public official that has been received or prepared for use in connection with the transaction of public or governmental business and contains information relating to the transaction of said business; therefore, the public is advised that any correspondence, whether by traditional method or e-mail with Town offices or Town officials, with certain limited exceptions, is public record and is available for review by any interested party.





Laurie Nordfors <lnordfors@gorham.me.us>

MJ background checks

2 messages

Daniel Young <dyoung@gorham.me.us>
To: Laurie Nordfors <lnordfors@gorham.me.us>

Mon, Dec 6, 2021 at 3:50 PM

Hello Laurie,

Deb forwarded me the email about the three marijuana backgrounds; Barris, Tardiff, Harmon.

I completed those a while back and sent them to the Admin for review. There was some confusion as to who was responsible for letting you know. But from now on I will advise you and cut out the middle man.

As for the three checks they are approved by the Chief of Police.

Thanks,
Dan



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Laurie Nordfors <lnordfors@gorham.me.us>
To: Daniel Young <dyoung@gorham.me.us>

Mon, Dec 6, 2021 at 3:56 PM

Thanks Dan. Have a good day.

Laurie
Laurie K Nordfors, CCM
Town Clerk
Registrar of Voters
Motor Vehicle Agent
Assistant Tax Collector
Town of Gorham
75 South Street
Gorham, ME 04038
207-222-1670
fax - 207-839-5036

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TOWN OF GORHAM

APPLICATION FOR A SPECIAL AMUSEMENT PERMIT

NOTE: All questions on this application must be fully and completely answered or the application will be considered incomplete and not acted on.

Applicant is applying for:

- Class I permit: _____ (fee \$50.00)
- Class II permit: _____ (fee \$75.00)
- Class III permit: _____ (fee \$100.00)

All application fees are non-refundable.

1. Name of Applicant: Sebago Brewing Company
2. Business Address of Applicant: 616 Main St, Gorham, ME
3. Business Telephone Number of Applicant 207 856-2537
4. Home Address of Applicant: 616 Main St, Gorham, ME
5. Home telephone number 207 856-2537
6. Address of property and name of business where amusement is to be conducted: _____
616 Main St, Gorham, ME Sebago Brewing Company
7. Nature of business of license: Restaurant with patio and lawn
8. Describe the special amusement being applied for (please be specific): _____
Occasional live acoustic music
9. Has the applicant ever had a license to conduct the business described above denied or revoked? No If yes, please describe the circumstances involved. _____
10. Has the applicant, applicant's partners, corporate officers, manager or principle employees ever been convicted of a felony or a Class A, B or C crime within the past five (5) years? No
If yes, please describe the circumstances involved. _____

Partners' Names (If Partnership)

MAILING ADDRESS
(if different from Licensed Premises)



STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT
8 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0008



License for the Sale of Liquor

License Number	Issue Date	Expiration Date
CAR-2018-10756	02/23/2021	02/22/2022

This License is valid only between the Issue Date and the Expiration Date appearing on this document. This License may be used only for the Named Holder at the Location for which the License was issued. The person or business named in this License is authorized to sell or serve liquor with liquor content as permitted by Maine law for the license type designated in this License.

All licensees shall make available for inspection their licenses at the premises to which those licenses apply. This License or each type of License issued as part of this License is subject to fine, suspension or revocation pursuant to Title 28-A of Maine law. License fee is non-refundable and the License is non-transferable unless approved by the Bureau.

Legal Name of Licensee: SEBAGO BREWING COMPANY INC
Business Name of Licensee: SEBAGO BREWING COMPANY
Address of Licensee: 616 MAIN STREET
GORHAM, ME

CODE	License Type and Description	FEE
CAR	CLASS 1 - CLASS A RESTAURANT - MALT LIQUOR, WINE AND SPIRITS	900.00
FF	FILING FEE	10.00



Laurie Nordfors <lnordfors@gorham.me.us>

Sebago Brew (Main Street) Special Amusement License

Sharon LaFlamme <slaflamme@gorham.me.us>
To: Laurie Nordfors <lnordfors@gorham.me.us>

Tue, Jan 11, 2022 at 11:06 AM

Taxes are all current.

Sharon

Sharon LaFlamme
Finance Director
Town of Gorham
75 South Street, Ste., 1
Gorham, ME 04038
207-222-1611
slaflamme@gorham.me.us

[Quoted text hidden]

[Quoted text hidden]



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Laurie Nordfors <lnordfors@gorham.me.us>

Re: Sebago Brew (Main Street) Special Amusement License

Charles Jarrett <cjarrett@gorham.me.us>

Tue, Jan 11, 2022 at 11:31 AM

To: Laurie Nordfors <lnordfors@gorham.me.us>

Cc: freeman abbott <fabott@gorham.me.us>, Kenny Fickett <kfickett@gorham.me.us>, Sharon Laflamme <slaflamme@gorham.me.us>, Christopher Sanborn <csanborn@gorham.me.us>

Laurie,

Chief Fickett has no objections to issuing this license.

On Mon, Jan 10, 2022 at 10:10 AM Laurie Nordfors <lnordfors@gorham.me.us> wrote:

Good Morning,
Sebago Brew (Main Street) has applied for their renewal Special Amusement License. Please let me know if you have any concerns with them.

Thank you,
Laurie
Laurie K Nordfors, CCM
Town Clerk
Registrar of Voters
Motor Vehicle Agent
Assistant Tax Collector
Town of Gorham
75 South Street
Gorham, ME 04038
207-222-1670
fax - 207-839-5036



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Charles Jarrett, Fire Inspector
IAAI - CFI
NFPA - CFPE / CFI - II

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Gorham, ME 04038
(207) 222-1618

FIRE PREVENTION - Supporting the Department's mission through Investigation, Inspection, Education and Enforcement.



Laurie Nordfors <lnordfors@gorham.me.us>

Re: Sebago Brew (Main Street) Special Amusement License

1 message

Christopher Sanborn <csanborn@gorham.me.us>

Thu, Jan 13, 2022 at 3:00 PM

To: Charles Jarrett <cjarrett@gorham.me.us>

Cc: Laurie Nordfors <lnordfors@gorham.me.us>, freeman abbott <fabbott@gorham.me.us>, Kenny Fickett <kfickett@gorham.me.us>, Sharon Laflamme <slaflamme@gorham.me.us>

P.D. is all set.

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Thu, Jan 13, 2022 at 3:14 PM

To: Laurie Nordfors <lnordfors@gorham.me.us>

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Laurie, Code is all set

Freeman Abbott
Town of Gorham Code Enforcement Officer
Building Inspector LPI
75 South Street, Ste. 1
Gorham, ME 04038
(207)222-1605

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--



**Town of Gorham Community
Development**

Thomas M. Poirier, *Director of Community Development*
tpoirier@gorham.me.us
Carol Eyerman, *Town Planner*
ceyerman@gorham.me.us

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620

TO: Town Council
Ephrem Paraschak, Town Manager

FROM: Thomas M. Poirier, Director of Community Development

SUBJECT: Urban Residential Expansion District and Zoning Map Amendment

DATE: JANUARY 13, 2022

IMP

The Planning Board had an extensive number of meetings to draft language for an Urban Residential Expansion District as outlined in the Town’s Comprehensive Plan.

The Planning Board is also recommending the adoption of the draft zoning map attached to this memo showing the changes to add the Urban Residential Expansion District and changes to the Suburban Residential District, in the area adjacent to the Little Falls area. The map amendment will also need to be officially adopted by the Town Council.

Public Hearing: Public Hearing was held at the Planning Board’s January 3, 2022 meeting. No members of the public spoke on the item.

AMENDMENT TRACKING

DESCRIPTION	COMMENTS	STATUS
Town Council Meeting	The Town Council forwarded the item to the Planning Board for a public hearing and recommendations. (7 ayes)	March 2, 2021
Planning Board Meeting Discussion	The item was forward to the Planning Board’s Comprehensive Plan Implementation Committee, CPIC, 7 ayes.	April 5, 2021
PLBD CPIC Workshop	The committee did not have time to take up the item.	May 3, 2021
PLBD CPIC Workshop	The committee was going to review the proposed new zoning district and provide any recommended changes to staff. No edits have been proposed by any committee member.	June 7, 2021
PLBD CPIC Workshop	The committee requested the following information: formula to calculate financial hardship for the road network, bigger maps with road names, current and proposed standards, as well as subdivision size.	August 2, 2021
PLBD CPIC Workshop	The committee wanted to add a requirement that dead end roads are required to be a cul-de-sac design, look at adding a fee if the Planning Board allowed only one point of access into a development,	September 13, 2021
PLBD CPIC Workshop	The committee discussed the hardship criteria for providing points of connection and requested staff bring a per foot costs for street/private way construction.	October 4, 2021
PLBD CPIC Workshop	The committee made some proposed changes to financial hardship criteria and forward the item for Public Hearing by the PLBD.	November 1, 2021
Planning Board Meeting Public Hearing	The Planning Board discussed and had concerns about the language and in particular about whether to use “add” when voting on the 2 points of connection waiver. Sent it back to committee for further discussion.	December 6, 2021

PLBD CPIC Workshop	The committee choose to use the term "or" when the PLBD board reviews the 2 waiver provisions.	December 20, 2021
Planning Board Meeting Public Hearing	The Planning recommended adoption (7 ayes) of the proposed Urban Residential Expansion District as amended by the Planning Board. The Planning Board also recommended adoption of the draft zoning map amendment outlining the Urban Residential Expansion District boundary.	January 3, 2022

Proposed Amendments:

CHAPTER 1: ZONING REGULATIONS

SECTION 1-24 – URBAN RESIDENTIAL EXPANSION DISTRICT

A. PURPOSE

To expand and add to the physical, aesthetic and social quality of Gorham's urban area, consistent with the Comprehensive Plan’s goals of providing a location for a variety of residential and service uses in accordance with the standards of this chapter. To this end, residential development shall not exceed the net residential density allowable herein and may preferably occur in accordance with the provisions of Chapter 1, Section 1-18, of this Code.

B. PERMITTED USES

- 1) One or two-family dwellings, exclusive of mobile homes and exclusive of trailers.
- 2) Nursing home, home for the aged.
- 3) Municipal building or use.
- 4) Municipally owned parks and playgrounds.
- 5) Accessory residential uses, including home occupations.
- 6) Manufactured housing units on single-family residential lots.
- 7) Rooming house, apartment building or multifamily housing, except fraternity housing.
- 8) Public utility facilities including substations, pumping stations and sewage treatment facilities.
- 9) School, hospital, church, or any other institution of educational, religious, philanthropic, fraternal organization, or social nature which is not used for residential or commercial purposes, which has less than two thousand (2,000) square feet of floor area and generates less than two hundred (200) vehicle trips during any twenty-four hour period, except fraternity houses.
- 10) Accessory Apartments

11) Bed and Breakfast Establishments

C. SPECIAL EXCEPTIONS

- 1) School, hospital, church or any other institution of education, religious, philanthropic, fraternal organization or social nature which is not used for residential purposes and has two thousand (2,000) or more square feet of floor area or generates two hundred (200) or more vehicle trips during any twenty-four hour period.
- 2) Bed and Breakfast Establishment with public dining as an accessory use.

D. SPACE STANDARDS

	<u>Sewered</u>	<u>Unsewered</u>
Minimum lot size for residential lots which are not a part of a subdivision	20,000 sq. ft.	40,000 sq. ft.
Minimum lot area per dwelling unit for a Subdivision, or multi- family housing*	20,000 sq. ft.	40,000 sq. ft.
Minimum street frontage	100 ft.	150 ft.
Minimum front yard	25 ft.	25 ft.
Minimum rear and side yards	15 ft.	15 ft.

* The net residential density identified under Section 1-5 Definitions shall be used to calculate the maximum number of dwelling units that can be placed on a parcel. Each lot in a subdivision shall have the minimum area per dwelling unit for the number of dwelling units proposed to be on a given lot.

Maximum building height	None	None
Maximum building coverage	25%	25%

Notwithstanding the provisions of this subsection D, an auxiliary public utility structure is exempt from the minimum lot size, building coverage, 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

- 1) The performance standards contained in Chapter 2 of this Code shall be fully observed.
- 2) Non-residential developments and uses shall be developed to meet the following requirements:

- a. All non-residential uses shall be served by underground utilities.
 - b. All principal buildings and structures for non-residential purposes shall be of a traditional New England Village design to be compatible with the predominant scale and character of the existing Gorham Village architecture.
- 3) Residential developments shall be developed to meet the following requirements:
- a. All residential uses shall be served by underground utilities.
 - b. Layout of a street network shall be completed in a grid style to ensure two (2) points of connection ~~on~~ for each street. The Planning Board may waive the requirement for two (2) points of connection for a portion of the development if the Planning Board finds that no other alternate street network is possible with 2 points of connection or it would be a financial hardship to complete the required two (2) points of connection. For purposes of this section, a financial hardship shall be considered to exist if establishing the two (2) points of connection would utilize more than twenty-five (25) percent of the cost of the entire development.

The number of dwelling units used in the calculation shall be based on the maximum number of dwelling units allowed on the parcel as identified under the Urban Residential Expansion Space standards. The request for waiver shall include two (2) plans. One plan shall show a street/private way layout having two (2) points of connection, and the other plan shall show a street/private way layout with a dead end street/private way. The road layouts shown on both plans must be approved by the Planning Board.

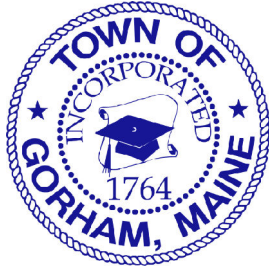
If the Planning Board grants a waiver of the requirement for two (2) points of connection for dead end streets or private ways providing access to more than 4 lots and/or dwelling units, the street or private way shall be of a cul-de-sac design meeting all the relevant requirements under Chapter 2, Section 2-5 Minimum Standards for the Design and Construction of Streets and Ways.

Private ways serving a single lot and a single dwelling unit are exempt from the requirement for 2 points of connection.

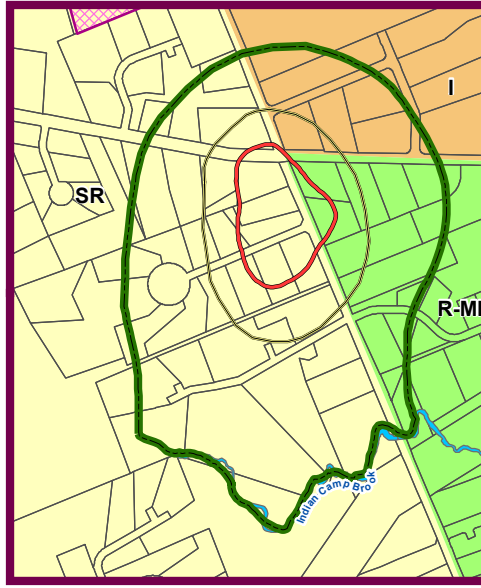
- c. Principal single-family, two-family, and multi-family buildings and structures shall be of a traditional New England design to be compatible with the predominant scale and character of the existing Gorham Village architecture.

ZONING MAP

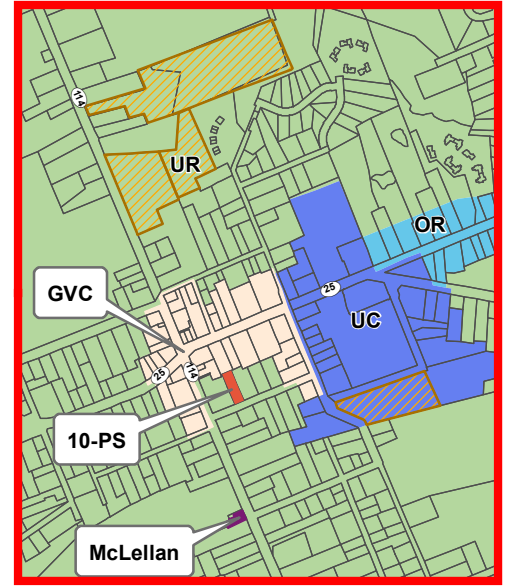
OF THE TOWN OF
GORHAM
 CUMBERLAND COUNTY, MAINE
 2021



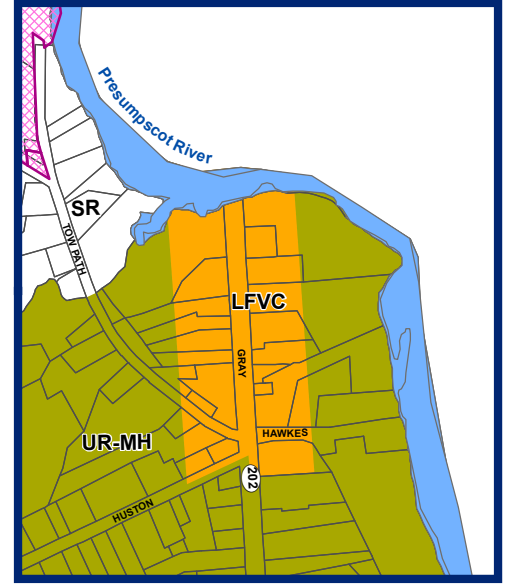
**Black Brook and Brackett Road
 Special Protection District**



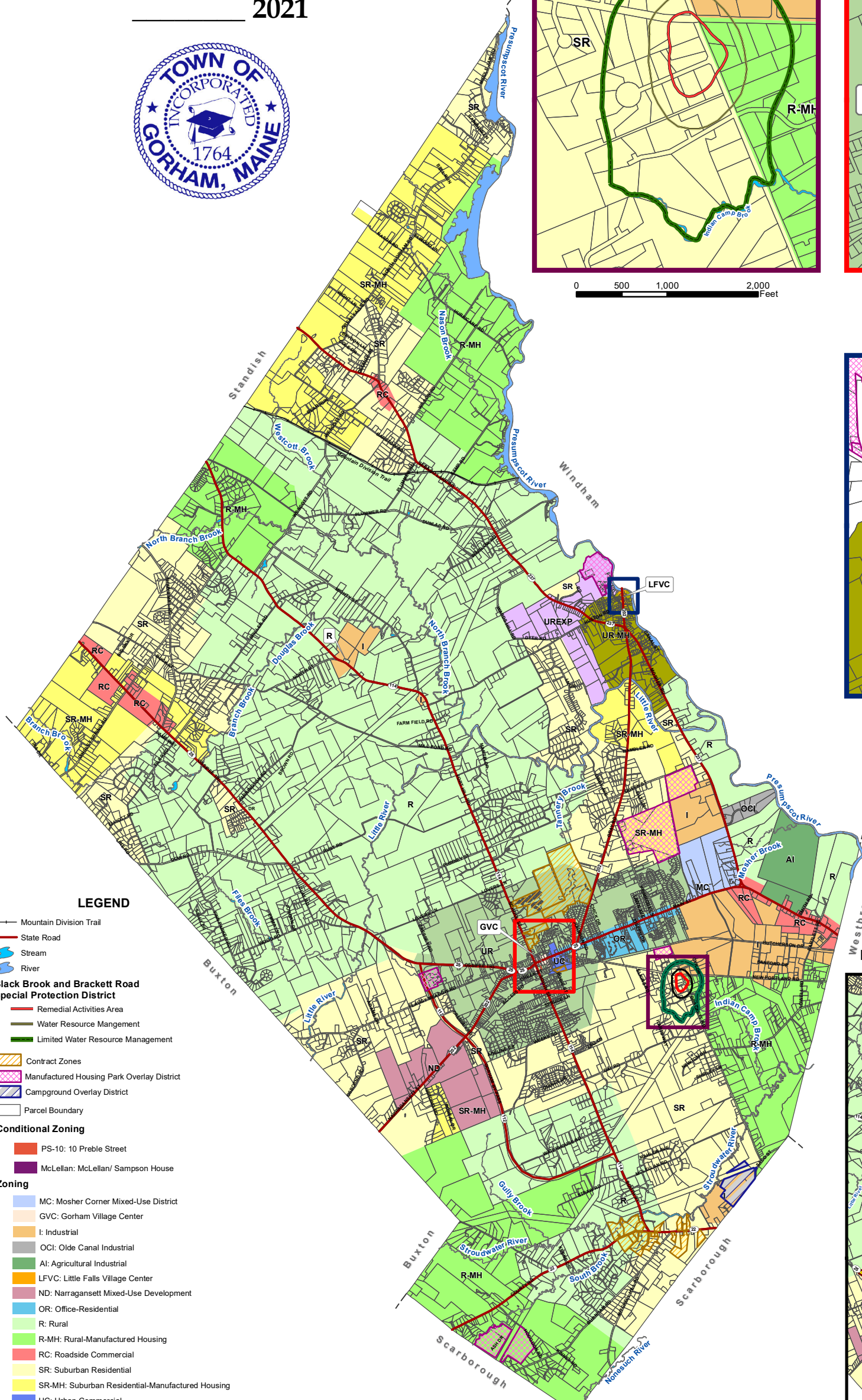
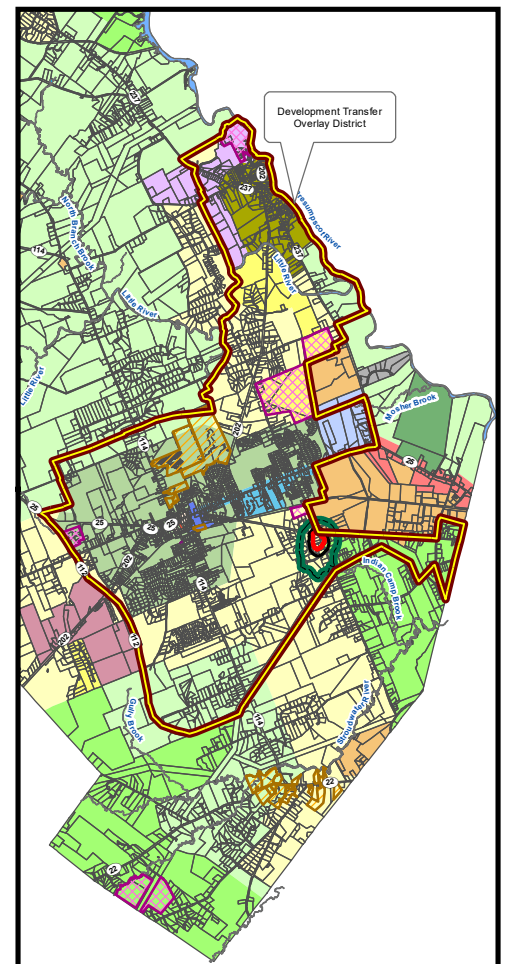
Gorham Village Center



Little Falls Village Center



Development Transfer Overlay District



LEGEND

- Mountain Division Trail
- State Road
- Stream
- River
- Black Brook and Brackett Road Special Protection District**
 - Remedial Activities Area
 - Water Resource Management
 - Limited Water Resource Management
- Contract Zones
- Manufactured Housing Park Overlay District
- Campground Overlay District
- Parcel Boundary
- Conditional Zoning**
 - PS-10: 10 Preble Street
 - McLellan: McLellan/ Sampson House
- Zoning**
 - MC: Moshier Corner Mixed-Use District
 - GVC: Gorham Village Center
 - I: Industrial
 - OCI: Olde Canal Industrial
 - AI: Agricultural Industrial
 - LFVC: Little Falls Village Center
 - ND: Narragansett Mixed-Use Development
 - OR: Office-Residential
 - R: Rural
 - R-MH: Rural-Manufactured Housing
 - RC: Roadside Commercial
 - SR: Suburban Residential
 - SR-MH: Suburban Residential-Manufactured Housing
 - UC: Urban Commercial
 - UR: Urban Residential
 - UR-MH: Urban Residential-Manufactured Housing
 - UREXP: Urban Residential Expansion

I hereby certify that this is the Zoning Map of the Town of Gorham referred to in the Gorham Land Use and Development Code Zoning Ordinance and is the Official Zoning Map for the Town of Gorham, Maine. It includes all prior revisions and is current as of this date and was voted on by the Town Council.

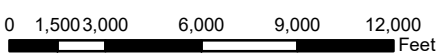
Laurie Nordfors, Town Clerk

When uncertainty exists with respect to the district boundaries as shown upon this Zoning Map of the Town of Gorham, or amendments thereto, the following shall apply:

- 1) Unless otherwise indicated, district boundary lines are the center lines, plotted at the time of adoption of the Code, of streets, alleys, parkways, waterways, or rights-of-way of public utilities and railroads or such lines extended.
- 2) Other district boundary lines which are not listed in the preceding paragraph shall be considered as lines paralleling a street and at distances from the center lines of such streets as indicated by the official Zoning Maps on file in the Gorham Municipal Office. In the absence of a written dimension, the graphic scale on the official Zoning Maps shall be used.

Amended by the Gorham Town Council on _____ and effective this _____.

1 inch = 6,000 feet



2022 GENERAL APPLICATION COVER PAGE

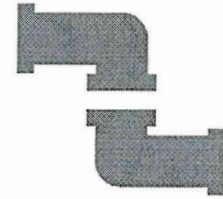
Application Type	<input checked="" type="checkbox"/> General - non- eco dev. <input type="checkbox"/> General - Economic Development <input type="checkbox"/> General - Multi-Jurisdictional		
Lead Town/City/ Agency	(Name of lead community and any additional partner communities) Gorham		
Project Name	Port Resources Gorham Group Home Septic System Installation		
Mailing Address	Town of Gorham Municipal Center 75 South Street, Suite 1 Gorham, Maine 04038-1382		
Project Address	247 Dingley Spring Road Gorham, ME 04038		
Authorized Official	(Town Manager/Administrator) <i>Ephrem Paraschak</i>	Phone 207- (207) 222-1650	Email eparaschak@gorham.me.us
Project Director	Tim Bruns	Phone 207-828- 0048	Email tbruns@portresources.org
Financial Contact	Robin DeFreest	207-828- 0048	Email rdefreest@portresources.org
Person who completed the Application	Stu Simon	Phone 207-828- 0048	Email ssimon@portresources.org
Amount of CDBG Funds Requested	\$24,000	Total Project Budget \$30,000	
DUNS Number	11-951-4966	Tax ID: 010367582	

Name and Signature of Authorized Official

Date

Advanced

L e a c h f i e l d s



SEPTIC SYSTEM INSPECTION REPORT

Property location: 247 Dingley Spring Rd, Gorham



Inspection date: 5/5/2021

Inspected By: Jake Farrell

Prepared for: Port Resources

Based on what we were able to observe and our experience with on-site wastewater technology, we submit the sewage treatment system inspection report based on the present condition of the on-site sewage treatment system. Advanced Leachfields LLC has not been obtained to warranty, guarantee or certify the proper functioning of the system for any period of time in the future. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which may affect the proper operation of the septic system, as well as the inability of our company to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer. Advanced Leachfields LLC disclaims any warranty, either expressed or implied, arising from the inspection of the septic system or report. We are also not ascertaining the impact of the system is having on ground water, or the proximity of the system to property boundaries.

DOSING TANK/COMPARTMENT (IF APPLICABLE)

If the septic system was constructed with a dosing system, the tank/compartment was located and opened. The effluent pump was tested for proper operation. In general, the life of a quality effluent pump is 15 years. If present the high-water alarm system was also tested for proper operation. The wiring, piping, and overall tank condition was checked. Information below indicates conditions at the time of the inspection. Noted deficiencies don't necessarily require corrective action. See notes below.

DOSING TANK LOCATION: N/A

DEPTH TO TOP OF TANK: N/A **IF OVER 6" DEEP WAS A RISER INSTALLED:** N/A

EFFLUENT PUMP OPERATIONAL: N/A

HIGH WATER ALARM PRESENT: N/A **IF YES, WAS IT FUNCTIONAL:** N/A

LOCATION OF THE HIGH-WATER ALARM PANEL: N/A

DOSING SYSTEM NOTES/DEFICIENCIES: N/A

REPAIRS OR REPLACEMENT RECOMMENDED: N/A

DRAIN FIELD

At the time of our inspection the drain field was identified, located, and the area was checked for visible surfacing effluent. The distribution box was viewed (if applicable) and checked for any evidence of current or past high effluent levels. The soils in the drain field were checked for ponding, discoloration, and any evidence of past high effluent levels or malfunctions. Information below indicates conditions at the time of the inspection. Noted deficiencies don't necessarily require corrective action. See notes below.

FIELD/TRENCH LOCATION: Front yard

TYPE OF DRAIN FIELD: Stonebed

SIZE OF DRAIN FIELD/#OF ROWS: N/A

SURFACING EFFLUENT OR EXCESSIVE LUSH GROWTH FOUND: No

HIGH EFFLUENT IN THE DISTRIBUTION BOX: Not at current time but evidence of past high effluent in distribution box

PONDING EFFLUENT OBSERVED: Slight ponding in stone.

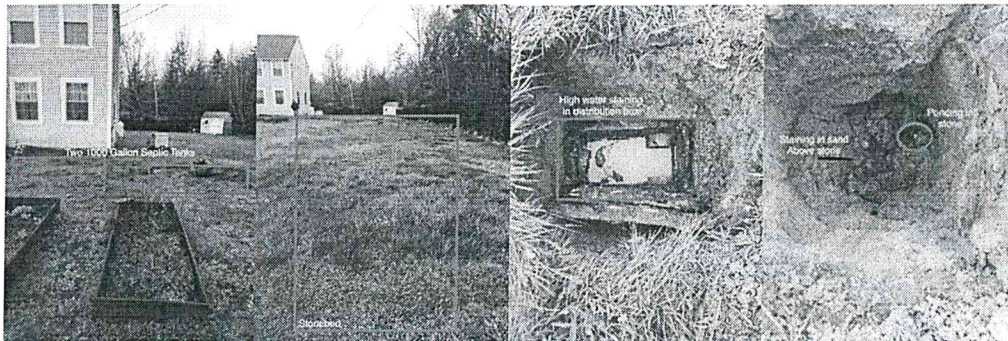
EVIDENCE OF PAST HIGH EFFLUENT LEVELS: Yes, Staining above stone

EVIDENCE OF PAST MALFUNCTION: Yes, staining of stone and sand above.

CONDITION OF FIELD AT TIME OF INSPECTION: Marginally functioning.

DRAIN FIELD NOTES/DEFICIENCIES: At the time of the inspection the drainfield had 1-2 days of rest since the tanks were pumped. The distribution box was opened and the effluent was halfway up the distribution pipes. There was evidence that prior to pumping the effluent was high in the distribution box. We dug a test pit into the drainfield and found ponding in the stone and gray staining in the sand above the stone. It is our opinion that this system is marginally functioning and nearing the end of its useful life.

REPAIRS OR REPLACEMENT RECOMMENDED: We recommend contacting a soils engineer to design a system that will adequately suit the size of the residence.



Gorham Fire Department

Ken Fickett, Deputy Fire Chief
Telephone (207) 222-1643

Central Station, 270 Main Street, Gorham, ME 04038-1382
Fax (207) 839-7753

MEMO

Date: 01/20/2022
To: Ephrem Paraschak
Cc: Deputy Chiefs
From: Chief Fickett
RE: ARPA Funds Requested

Ephrem, Attached is a spread sheet detailing my request for ARPA Funds from the 1.7 Million the Town of Gorham received. I hope we can have this on the Feb. 1, 2022 Town council meeting.

I am requesting a Total sum of \$ 170,237.98

This will give the 3 Ambulances Auto Load Devices, Up-Dated Cots in order to use the auto loads, and well as adding 1 unit to have XPS Expandable Patient surface for larger patients.

Also included is 2 Auto CPR Devices. We currently have one device and request 2 more. This will give us 1 device on each Ambulance.

Also included in this request is for 66 New Scott Red dot face pieces for our air packs. This will give us the ability not to allow the sharing of face pieces at calls.

The auto loads have a delivery time of 14 to 18 weeks at this time. This is due to 12 other towns in the State have ordered the devices with ARPA Funds as well.

Striker and Thumpers

	Auto Load	Install \$	Thumper		
Ambulance 1	\$ 21,042.42	\$ 1,900.00	\$ 14,362.87		
Cot Up-Grade	\$ 3,204.39				
Side Boards Up-Grades	\$ 2,388.11	Wings			
Pro-Care	\$ 1,431.90				
Ambulance 2	\$ 21,042.42	\$ 2,500.00	\$ 14,362.87		
Cot Up-Grade	\$ 3,204.39				
Side Boards Up-Grades	\$ 2,388.11	Wings			
Pro-Care	\$ 1,431.90				
Ambulance 3	\$ 21,042.42	\$ 1,900.00	Existing One		
Cot Up-Grade	\$ 3,204.39				
Side Boards Up-Grades	\$ 2,388.11	Wings			
Pro-Care	\$ 1,431.90				
Ambulance 4 (New one)		\$ 600.00			
New Cot		\$ 18,547.72			
		\$ 927.00			
	\$ 84,200.46	\$ 26,374.72	\$ 28,725.74	\$ 139,300.92	7%
Scott Masks	\$ 321.00	66	\$ 21,186.00	\$ 9,751.06	
	Total Requested			\$ 149,051.98	
	\$ 170,237.98				

FREE SHIPPING on online orders of \$99+* (/html/freeship.html)

AEDSuperstore

(tel:+18003856549)

(/resources/faq/)

(myaccount.asp)

(/view_cart.asp)⁽⁰⁾

Search by Product, Brand or Part Number



Home (/) / Rescue Products (/rescue-products.html) / CPR Kits, Masks, BVMs (/cpr-kits-masks-bvms.html) / CPR Rescue Aids (/cpr-rescue-aids.html) / Chest Compression Units (/chest-compression-units.html)

LUCAS® 3 Chest Compression System

Part #: 99576-000063 | Latest version of the LUCAS Chest Compression Systems

[Write a Review](#)

Your Price: \$16,190.00

*We pay
\$ 14,362.57.*



4.8 ★★★★★
Google
Customer Reviews

stryker

**Power-LOAD
Power-PRO XT
XPS**

Reduce Injuries.



INTEROFFICE MEMORANDUM

TO: FINANCE COMMITTEE
FROM: SHARON LAFLAMME, FINANCE DIRECTOR
SUBJECT: ACCOUNT RECEIVABLE WRITE OFFS
DATE: JANUARY 21, 2022
CC:

The following invoices are deemed uncollectable and would require approval to write off:

[REDACTED] - \$12.50 for Trash bags.

During the pandemic, trash bags were delivered to residents who requested it and then invoiced for it later. This person has been notified monthly via statement and we have not received any payment.

All Greek Council - \$346.40 for police detail for their Greek Festival.

This bill was sent to the email address requested in November 2018 and multiple times after that. We also reached out to the Dean of Student Activities and left a message. No response was received.

Town of Gorham INVOICE


GORHAM, ME 04038

PLEASE REMIT TO:

Town of Gorham
75 South St. Suite 1
Gorham, ME 04038
(207) 222-1612

Invoice Number	200010055
Invoice Date	04/27/2020
Account Number	0160
Invoice Amount	12.50

Please detach and return this portion of the invoice with your remittance

DELIVERED 4/23/20

DATE	Description	Unit Cost	Quantity	Amount
04/27/2020	15 GAL BAGS	307.50	0.00	0.00
04/27/2020	33 GAL BAGS	307.50	0.00	0.00
04/27/2020	SMALL STICKERS	6.15	0.00	0.00
04/27/2020	LARGE STICKERS	12.50	1.00	12.50
			Invoice Total	12.50

REF #
615

DATE
4/23/20

Town of Gorham
Public Works Department
80 Huston Roa

75 South Street, Suite
Gorham, Maine 04038-138



Robert Burns, P.E.
Public Works Director
rburns@gorham.me.us

Tel. (207) 892-9062
Fax (207) 893-2092

Trash Bag/Tag Order From

CustomerID:
CustomerName:
Store#:
Address:
City:
State:
ZipCode:

OrderID:
OrderDate:

*acct# 1160
200010055*

ProductID	Quantity	Description	Size	QuantityPer	Customer Unit Cost
09	1	Large Tag Sheet	33gal	5tags	\$12.30

*residential delivery
* send invoice*

Delivered By:
Delivered Date:

Received By:
Received by Print:
Received Date:

Town of Gorham INVOICE

SPIRE 29
ALL GREEK COUNCIL@GMAIL.COM
GORHAM, ME 04038

PLEASE REMIT TO:

Town of Gorham
75 South St. Suite 1
Gorham, ME 04038
(207) 222-1612

Invoice Number	180110015
Invoice Date	11/27/2018
Account Number	0139
Invoice Amount	346.40

Please detach and return this portion of the invoice with your remittance

SPIRE 29 GREEK FESTIVAL 11/17/2018 OFFICER HINKLEY

DATE	Description	Unit Cost	Quantity	Amount
11/27/2018	POLICE OUTSIDE	50.00	4.00	200.00
11/27/2018	FICA	11.60	4.00	46.40
11/27/2018	CRUISER	100.00	1.00	100.00
Invoice Total				346.40

GORHAM POLICE DEPARTMENT
270 MAIN STREET
GORHAM MAINE 04038

INVOICE

November 26, 2018

PLEASE EMAIL INVOICE

All Greek Council@gmail.com
Attn Jasmyn DiPietro
Gorham, ME

RE: SPIRE 29 – Greek Festival, Gorham, ME

Date	Officer	Hours	Wage Total
11/17/2018	S Hinkley	4	246.40
	cruiser	4	100.00

TOTAL AMOUNT DUE: \$ 346.40



**RE Account 66749 Detail
as of 02/01/2022**

Name: [REDACTED]

Location: 31 DUKES ROAD
Acreage: 0.00 Map/Lot: 0007-0001-J14
Book Page: BXXXPXX

Land: 0
Building: 11,000
Exempt: 0
Total: 11,000

2022-1 Period Due:

Ref1:
Mailing [REDACTED]
Address: [REDACTED]

Year Date	Reference	P C	Principal	Interest	Costs	Total
2022-1 R			0.00	0.00	0.00	0.00
2021-1 R 08/25/2020	Original		283.10	0.00	0.00	283.10
	Billed To:					
	CURINT		0.00	-21.78	0.00	-21.78
	Total		283.10	21.78	0.00	304.88
2019-1 L *			238.42	15.82	60.40	314.64
2018-1 R			0.00	0.00	0.00	0.00
2017-1 R			0.00	0.00	0.00	0.00
2016-1 R			0.00	0.00	0.00	0.00
2015-1 R			0.00	0.00	0.00	0.00
Account Totals as of 02/01/2022			521.52	37.60	60.40	619.52

Per Diem	
2021-1	0.0620
2019-1	0.0059
Total	0.0679

Exempt Codes:

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

**RE Account 67145 Detail
as of 02/01/2022**

Name: [REDACTED]

Land: 0
Building: 13,500
Exempt: 0
Total: 13,500

Location: 41 BATES STREET
Acreage: 0.00 Map/Lot: 0007-0001-E09
Book Page: BXXXXPXX

2021-1 Period Due:

Ref1:
Mailing Address: [REDACTED]

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2021-1	R				0.00	0.00	0.00	0.00
2019-1	L	09/17/2018 Original			111.02	0.00	0.00	111.02
		Billed To: [REDACTED]						
		08/16/2019 DEMAND	A	3	0.00	0.00	-9.85	-9.85
		09/17/2019 Liened			111.02	5.24	49.85	0.00
		02/10/2020 CHGINT	A	I	0.00	-0.40	0.00	-0.40
		02/10/2020 FCFEES	A	L	0.00	0.00	-10.55	-10.55
		06/17/2021 CHGINT	1	I	0.00	-1.35	0.00	-1.35
		06/17/2021	A	P	111.02	6.99	60.40	178.41
		06/17/2021	A	C	-111.02	-6.99	-60.40	-178.41
		CURINT			0.00	-0.63	0.00	-0.63
		Total			111.02	7.62	60.40	179.04
Account Totals as of 02/01/2022					111.02	7.62	60.40	179.04

Per Diem

2019-1	0.0027
Total	0.0027

Exempt Codes:

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

**RE Account 67148 Detail
as of 02/01/2021**

Name [REDACTED]

Land: 0
Building: 8,000
Exempt: 0
Total: 8,000

Location: 67 DUKES ROAD
Acreage: 0.00 Map/Lot: 0007-0001-F09
Book Page:

2022-1 Period Due:
1) 77.60
2) 77.60

Ref1:
Mailing [REDACTED]
Address: [REDACTED]

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2022-1	R				155.20	0.00	0.00	155.20
2020-1	L	09/13/2019 Original			96.65	0.00	0.00	96.65
		Billed To: [REDACTED]						
		07/31/2020 DEMAND	A	3	0.00	0.00	-9.85	-9.85
			Demand Fees					
		09/03/2020 Liened			96.65	4.44	60.85	0.00
		CURINT			0.00	-2.40	0.00	-2.40
		Total			96.65	6.84	60.85	164.34
2019-1	L	*			92.82	5.53	60.40	158.75
Account Totals as of 02/01/2021					344.67	12.37	121.25	478.29

	Per Diem
2020-1	0.0159
2019-1	0.0023
Total	0.0182

Exempt Codes:

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.