

AGENDA NOTES

Gorham Town Council Regular Meeting

March 2, 2021- 6:30pm

Remote Zoom Meeting

Public hearings 1 & 2

Staff report applications complete.

Public hearing #3

On Item #2021-3-03

Public hearing to hear comment on the proposed amendments to the Land Use and Development Code, Chapter 2, Section 2-4, Clustered Residential Development Standards. (Ordinance Com. Spon.)

This item substantially amends the Land Use & Development Code with regard to clustered residential development in the Rural and Suburban Residential Zones. Amendments are to the size requirements, open space requirements, frontage, setbacks and density calculations. A memo from staff is attached and staff will be on hand before and at the meeting to answer any questions.

Public hearing #4

On Item #2021-3-04

Public hearing to hear comment on the proposed amendments to the Town's Comprehensive Plan, South Gorham Crossroads Area and South Gorham Commercial Area sections and the future Land Use Map of the 2016 Comprehensive Plan. (Ordinance Com. Spon.)

This item provides for a public hearing and the actual amendments to the Town's Comprehensive Plan as recommended by the Comprehensive Plan Committee. A detailed memo from staff is attached, which explains the amendments to the plan for the South Gorham Crossroads area, which is the area of South Gorham off of Route 22.

Item #2020-11-09

Action to consider amending the Land Use & Development Code with regard to expansion of the village expansion districts. (Ordinance Committee Spon.)

This item forwards to the Planning Board a request to amend an area defined in the Comprehensive Plan around the Little Falls Village expanding that village area as defined in the Comprehensive Plan. There are Urban Residential Expansion Districts defined in the Town's Comprehensive Plan. Two south of the Gorham Village, one northeast of the Gorham Village and the before mentioned Little Falls area. The Ordinance Committee recommended starting with one zone and progressively advancing other areas for land use code development as they are eventually completed. A memo from staff is attached.

Item #2021-01-07

Action to consider amending the Land Use & Development Code with regard to permitting of certain private driveways. (Ordinance Committee Spon.)

This item will forward to the Planning Board, for public hearing and review, amending the Land Use & Development Code to clearly define that inspections of culverts on condominium “driveways” and other similar situations will not be required by the Town. Currently the practice is to inspect all driveway culverts at final installation, even in condominiums. There was discussion at the Ordinance Committee by staff that although some contractors install driveway culverts correctly, a great many do not and create problems years down the line for public works. This change would clarify that the Town would only do final inspections on culverts that abut a public way, private road or are on a roadway that may eventually be accepted by the Town of Gorham.

Item #2020-12-07

Action to consider accepting the recommendation of the Ordinance Committee to have the Finance Committee review fee structures for commercial and residential solar installations. (Ordinance Committee Spon.)

This item is a recommendation of the Ordinance Committee and order, if approved, to the Finance Committee, to examine fees relating to commercial and residential solar installations as compared to other municipalities and to encourage development, particularly building mounted systems. The Ordinance Committee is still examining Land Use Code requirements as originally directed by the Town Council and forwarded this recommendation as a result of discussions from the last meeting.

Item #2021-03-05

Action to consider 2021-2022 Board and Committee appointments. (Appointment Committee Spon.)

Appointments to various boards and committees as recommended by the Appointment’s Committee. A list of proposed appointments is attached.

Item #2021-03-06

Action to consider evaluating branding logos and designs for the Town of Gorham. (Councilor Hartwell Spon.)

This item directs staff to look at branding for the Town of Gorham with a specific emphasis on Town logos, vehicles and marketing materials. This item would include staff providing recommendations back to the Town Council on either a specific brand, consulting with a company to develop that brand, or developing a process to identify key branding areas to focus on. Staff would also report back to the Town Council on internally proposed changes to the next generation of police cruisers as well.

For reference, municipal departments do not have any official directive from the Manager’s Office on the use of logos. The primary logo used in correspondence is the “Grow with Us” logo created several years ago by the GEDC. The Town Seal is also used on official correspondence. The Gorham School Department uses the Town Seal on its vehicles and the Manager’s Office has had conversations with school leadership on changing that practice in the future as it creates confusion in the public as to which entity operates the vehicles.

Item #2021-03-07

Action to consider amending the requirements of the Development Transfer Overlay District ("DTOD"). (Councilor Hartwell Spon.)

This item directs the Finance Committee to look at the fee structure of the Transfer Overlay District to maximize development and use of the district. As a simplified refresher, this district allows anyone developing a property

within the district to purchase additional density on a lot. Those funds are set aside by the Town to protect (through purchase or easement) areas of the Town that are identified to be protected from development. The Transfer Overlay District is also in an area of Town identified by the Comprehensive Plan as an area where the Town wants growth and higher density of dwelling units.

This item also gives broad authority to Town staff to promote the Transfer Overlay District and develop tools that will clarify how it works to citizens and developers.

Item # 2021-03-08

Action to consider scheduling a Town Council Workshop to discuss the road acceptance process. (Councilor Pratt Spon.)

This item schedules the Town Council's next workshop and assigns the road acceptance process as the topic of discussion.

Item #2021-03-09

Action to consider going into executive session pursuant to 1M.R.S.A § 405(6)(A).

This is an executive session to discuss the Town Manager's annual performance evaluation and evaluation process.

The Town Council will exit your regular Zoom meeting and enter a new Zoom meeting for the executive session that will not be recorded or broadcast. A roll call vote after the executive session will end your meeting.



STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Application for an On-Premises License

All Questions Must Be Answered Completely. Please print legibly.

Division Use Only	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Payment Type:	
OK with SOS:	Yes <input type="checkbox"/> No <input type="checkbox"/>

**Section I: Licensee/Applicant(s) Information;
Type of License and Status**

Legal Business Entity Applicant Name (corporation, LLC): <i>Pizzeria and Restaurant Angelos</i>	Business Name (D/B/A): <i>Angelos Pizza</i>
Individual or Sole Proprietor Applicant Name(s): <i>KRISTO PAPAILIA</i>	Physical Location: <i>474 Main Street Gorham ME 04038</i>
Individual or Sole Proprietor Applicant Name(s):	Mailing address, if different:
Mailing address, if different from DBA address; <i>3 Tamarack Ln Scarborough ME 04074</i>	Email Address: <i>tociita@hotmail.com</i>
Telephone # Fax #: <i>(207) 240-7826</i>	Business Telephone # Fax #: <i>(207) 222 2232</i>
Federal Tax Identification Number: <i>26-164 0633</i>	Maine Seller Certificate # or Sales Tax #:
Retail Beverage Alcohol Dealers Permit:	Website address:

1. New license or renewal of existing license? New Expected Start date: _____
 Renewal Expiration Date: 2029

2. The dollar amount of gross income for the licensure period that will end on the expiration date above:
 Food: 107,000 Beer, Wine or Spirits: 7,000 Guest Rooms: 2

3. Please indicate the type of alcoholic beverage to be sold: (check all that apply)
 Malt Liquor (beer) Wine Spirits

4. Indicate the type of license applying for: (choose only one)

- Restaurant (Class I, II, III, IV) Class A Restaurant/Lounge (Class XI) Class A Lounge (Class X)
- Hotel (Class I, II, III, IV) Hotel – Food Optional (Class I-A) Bed & Breakfast (Class V)
- Golf Course (included optional licenses, please check if apply) (Class I, II, III, IV) Auxiliary Mobile Cart
- Tavern (Class IV) Other: _____
- Qualified Caterer Self-Sponsored Events (Qualified Caterers Only)

Refer to Section V for the License Fee Schedule on page 9

5. Business records are located at the following address:

6. Is the licensee/applicant(s) citizens of the United States? Yes No

7. Is the licensee/applicant(s) a resident of the State of Maine? Yes No

NOTE: Applicants that are not citizens of the United States are required to file for the license as a business entity.

8. Is licensee/applicant(s) a business entity like a corporation or limited liability company?

Yes No If Yes, complete Section VII at the end of this application

9. For a licensee/applicant who is a business entity as noted in Section I, does any officer, director, member, manager, shareholder or partner have in any way an interest, directly or indirectly, in their capacity in any other business entity which is a holder of a wholesaler license granted by the State of Maine?

Yes No

Not applicable – licensee/applicant(s) is a sole proprietor

10. Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.

Yes No



If yes, please provide details: _____

11. Do you own or have any interest in any another Maine Liquor License? Yes No

If yes, please list license number, business name, and complete physical location address: (attach additional pages as needed using the same format)

Name of Business	License Number	Complete Physical Address
A/A		

12. List name, date of birth, place of birth for all applicants including any manager(s) employed by the licensee/applicant. Provide maiden name, if married. (attach additional pages as needed using the same format)

Full Name	DOB	Place of Birth
Kristo Papailia		Albania
Merita Papailia		Albania

Residence address on all the above for previous 5 years	
Name KRISTO PAPAIIIA Address: 48 Waters Edge dr LEWISTON ME	
Name Merita PAPAIIIA Address: 48 Water Edge dr LEWISTON ME	
Name KRISTO PAPAIIIA Address: 1 tamarack ln Scarborough ME	
Name MERITA PAPAIIIA Address: 1 Tamarack ln Scarborough ME	

13. Will any law enforcement officer directly benefit financially from this license, if issued?

Yes No

If Yes, provide name of law enforcement officer and department where employed:

14. Has the licensee/applicant(s) ever been convicted of any violation of the liquor laws in Maine or any State of the United States? Yes No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

15. Has the licensee/applicant(s) ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States? Yes No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

16. Has the licensee/applicant(s) formerly held a Maine liquor license? Yes No

17. Does the licensee/applicant(s) own the premises? Yes No

If No, please provide the name and address of the owner:

18. If you are applying for a liquor license for a Hotel or Bed & Breakfast, please provide the number of guest rooms available: N/A

19. Please describe in detail the area(s) within the premises to be licensed. This description is in addition to the diagram in Section VI. (Use additional pages as needed)

3200 sqft, kitchen area, prep area, storage and cooking area entry counter and continue with dining room with two section and two bathrooms on this premises.

20. What is the distance from the premises to the **nearest** school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel?

Name: _____

Distance: _____

Section II: Signature of Applicant(s)

By signing this application, the licensee/applicant understands that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

Please sign and date in blue ink.



Dated: 01.24.2021



Signature of Duly Authorized Person



Signature of Duly Authorized Person

KRISTO PAPAIIA

Printed Name Duly Authorized Person

MERITA PAPAIIA

Printed Name of Duly Authorized Person

Section III: For use by Municipal Officers and County Commissioners only

The undersigned hereby certifies that we have complied with the process outlined in 28-A M.R.S. §653 and approve this on-premises liquor license application.

Dated: _____

Who is approving this application? Municipal Officers of _____

County Commissioners of _____ County

- Please Note:** The Municipal Officers or County Commissioners must confirm that the records of Local Option Votes have been verified that allows this type of establishment to be licensed by the Bureau for the type of alcohol to be sold for the appropriate days of the week. Please check this box to indicate this verification was completed.

Signature of Officials	Printed Name and Title

**This Application will Expire 60 Days from the date of
Municipal or County Approval unless submitted to the Bureau**

Included below is the section of Maine’s liquor laws regarding the approval process by the municipalities or the county commissioners. This is provided as a courtesy only and may not reflect the law in effect at the time of application. Please see <http://www.mainelegislature.org/legis/statutes/28-A/title28-Asec653.html>

§653. Hearings; bureau review; appeal

1. Hearings. The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, may hold a public hearing for the consideration of applications for new on-premises licenses and applications for transfer of location of existing on-premises licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.

A. The bureau shall prepare and supply application forms.

B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant's prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located.

C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premises license or transfer of the location of an existing on-premises license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the effective date of this paragraph. This paragraph applies to an existing on-premises license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premises license that has been extended pending renewal within 120 days of the filing of the application.

D. If an application is approved by the municipal officers or the county commissioners but the bureau finds, after inspection of the premises and the records of the applicant, that the applicant does not qualify for the class of license applied for, the bureau shall notify the applicant of that fact in writing. The bureau shall give the applicant 30 days to file an amended application for the appropriate class of license, accompanied by any additional license fee, with the municipal officers or county commissioners, as the case may be. If the applicant fails to file an amended application within 30 days, the original application must be denied by the bureau. The bureau shall notify the applicant in writing of its decision to deny the application including the reasons for the denial and the rights of appeal of the applicant.

2. Findings. In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:

A. Conviction of the applicant of any Class A, Class B or Class C crime;

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control;

C. Conditions of record such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner;

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises;

D-1. Failure to obtain, or comply with the provisions of, a permit for music, dancing or entertainment required by a municipality or, in the case of an unincorporated place, the county commissioners;

E. A violation of any provision of this Title;

F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601; and

G. After September 1, 2010, server training, in a program certified by the bureau and required by local ordinance, has not been completed by individuals who serve alcoholic beverages.

3. Appeal to bureau. Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau within 15 days of the receipt of the written decision of the municipal officers or county commissioners. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all licensure requirements and findings referred to in subsection 2.

A. Repealed

B. If the decision appealed from is an application denial, the bureau may issue the license only if it finds by clear and convincing evidence that the decision was without justifiable cause.

4. Repealed

5. Appeal to District Court. Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt of the written decision of the bureau.

An applicant who files an appeal or who has an appeal pending shall pay the annual license fee the applicant would otherwise pay. Upon resolution of the appeal, if an applicant's license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.

Section IV: Terms and Conditions of Licensure as an Establishment that sells liquor for on-premises consumption in Maine

- The licensee/applicant(s) agrees to be bound by and comply with the laws, rules and instructions promulgated by the Bureau.
- The licensee/applicant(s) agrees to maintain accurate records related to an on-premise license as required by the law, rules and instructions promulgated or issued by the Bureau if a license is issued as a result of this application.
 - The licensee/applicant(s) authorizes the Bureau to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also any books, records and returns during the year in which any liquor license is in effect.
- Any change in the licensee's/applicant's licensed premises as defined in this application must be approved by the Bureau in advance.
- All new applicants must apply to the Alcohol and Tobacco Tax and Trade Bureau (TTB) for its Retail Beverage Alcohol Dealers permit. See the TTB's website at <https://www.ttb.gov/nrc/retail-beverage-alcohol-dealers> for more information.

Section V: Fee Schedule

Filing fee required. In addition to the license fees listed below, a filing fee of \$10.00 must be included with all applications.

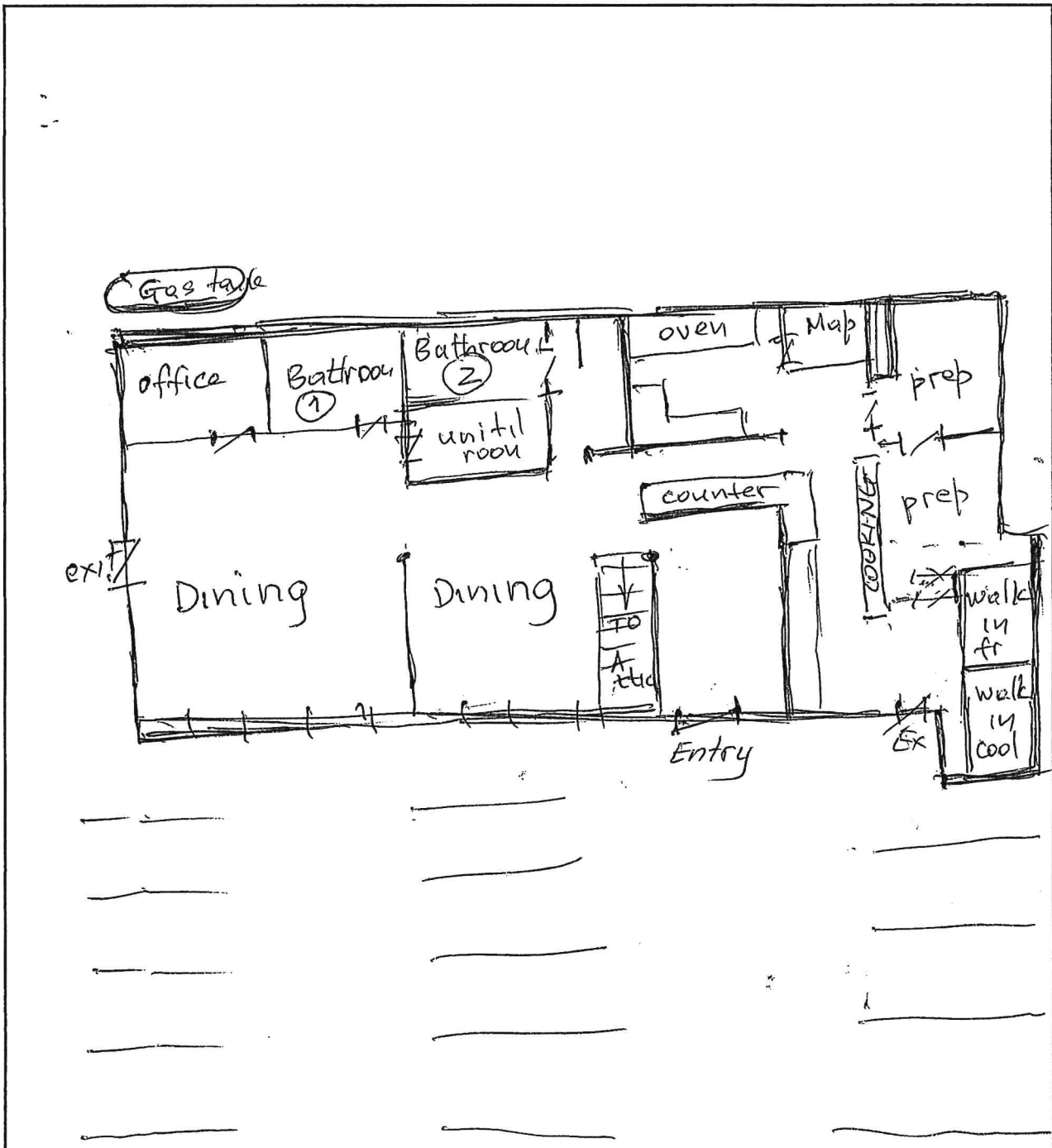
Please note: For Licensees/Applicants in unorganized territories in Maine, the \$10.00 filing fee must be paid directly to County Treasurer. All applications received by the Bureau from licensees/applicants in unorganized territories must submit proof of payment was made to the County Treasurer together with the application.

Class of License	Type of liquor/Establishments included	Fee
Class I	For the sale of liquor (malt liquor, wine and spirits) This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers	\$ 900.00
Class I-A	For the sale of liquor (malt liquor, wine and spirits) This class includes only hotels that do not serve three meals a day.	\$1,100.00
Class II	For the Sale of Spirits Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; and Vessels.	\$ 550.00
Class III	For the Sale of Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class IV	For the Sale of Malt Liquor Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class III and IV	For the Sale of Malt Liquor and Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 440.00
Class V	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Club without catering privileges.	\$ 495.00
Class X	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Class A Lounge	\$2,200.00
Class XI	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Restaurant Lounge	\$1,500.00

Section VI Premises Floor Plan

In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.



Section VII: Required Additional Information for a Licensee/Applicant for an On-Premises Liquor License Who are Legal Business Entities

Questions 1 to 4 of this part of the application must match information in Section I of the application above and match the information on file with the Maine Secretary of State's office. If you have questions regarding your legal entity name or DBA, please call the Secretary of State's office at (207) 624-7752.

All Questions Must Be Answered Completely. Please print legibly.

1. Exact legal name: Pizzeria and Restaurant Angelos
2. Doing Business As; if any: Angelos Pizza
3. Date of filing with Secretary of State: 01.24.2021 State in which you are formed: Maine
4. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:

5. List the name and addresses for previous 5 years, birth dates, titles of officers, directors, managers, members or partners and the percentage ownership any person listed: (attached additional pages as needed)

Name	Address (5 Years)	Date of Birth	Title	Percentage of Ownership
KRISTO PAPAİLIA	48 Water Edge Dr LEWISTON, ME		President	50
Merita PAPAİLIA	48 Waters Edge Dr LEWISTON, ME		Treasure	50
KRISTO PAPAİLIA	1 TAMARACK Ln SCARBOROUGH, ME		President	
Merita PAPAİLIA	1 Tamarack Ln SCARBOROUGH, ME		Treasure	
/	/	/	/	
/	/	/	/	

(Ownership in non-publicly traded companies must add up to 100%.)



Laurie Nordfors <lnordfors@gorham.me.us>

Re: Angelo's Liquor License

1 message

Charles Jarrett <cjarrett@gorham.me.us>

Wed, Feb 10, 2021 at 12:57 PM

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

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

Fire is all set

On Tue, Feb 9, 2021 at 1:45 PM Laurie Nordfors <lnordfors@gorham.me.us> wrote:

Hello,

Angelo's Pizzeria and Restaurant has applied for their renewal liquor license. Let me know if you have any issues 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



NOTICE: Under Maine's Freedom of Access ("Right to Know") Law, documents - including emails - in the possession of public officials about Town business are considered public records. This means if anyone asks to see it, we are required to provide it. There are very few exceptions. We welcome citizen comments and want to hear from our constituents, but please keep in mind that what you write in an email is not private and will be made available to any interested party.

--

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>

Re: Angelo's Liquor License

1 message

Christopher Sanborn <csanborn@gorham.me.us>

Wed, Feb 10, 2021 at 10:17 AM

To: Freeman Abbott <fabbott@gorham.me.us>

Cc: Laurie Nordfors <lnordfors@gorham.me.us>, Charles Jarrett <cjarrett@gorham.me.us>, Sharon Laflamme <slaflamme@gorham.me.us>, Kenny Fickett <kfickett@gorham.me.us>

Laurie

P.D. is all set. Thank you.

Chris

On Tue, Feb 9, 2021 at 1:59 PM Freeman Abbott <fabbott@gorham.me.us> wrote:

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

On Tue, Feb 9, 2021 at 1:45 PM Laurie Nordfors <lnordfors@gorham.me.us> wrote:

Hello,
Angelo's Pizzeria and Restaurant has applied for their renewal liquor license. Let me know if you have any issues 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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--
Christopher Sanborn
Chief of Police
Gorham Police Department
270 Main Street
Gorham, Maine 04038

Telephone (207) 222-1660
FAX (207) 839-5045
csanborn@gorham.me.us
www.gorham-me.org



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Laurie Nordfors <lnordfors@gorham.me.us>

Angelo's Liquor License

Freeman Abbott <fabbott@gorham.me.us>

Tue, Feb 9, 2021 at 1:59 PM

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

Cc: Charles Jarrett <cjarrett@gorham.me.us>, Christopher Sanborn <csanborn@gorham.me.us>, Sharon Laflamme <slaflamme@gorham.me.us>, Kenny Fickett <kfickett@gorham.me.us>

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

[Quoted text hidden]

[Quoted text hidden]



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Laurie Nordfors <lnordfors@gorham.me.us>

Angelo's Pizzeria and Restaurant

1 message

Laurie Nordfors <lnordfors@gorham.me.us>
To: maineliquor@maine.gov, tociita@hotmail.com

Wed, Feb 3, 2021 at 3:45 PM

Good afternoon,

An application for a renewal liquor license has been submitted to the Town for approval for Angelo's Pizzeria and Restaurant. Due to the public hearing advertising requirement and Council approval, consideration to approve this license will not occur until March 2, 2021.

There have been no public safety issues with this facility and the Town of Gorham is agreeable to having the current liquor license for Angelo's Pizzeria and Restaurant extended temporarily

Please contact me if you have any questions or need anything further.

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



**TOWN OF GORHAM
CLERK'S OFFICE**

75 South Street, Suite 1
Gorham, Maine 04038 Phone:
Phone: (207) 222-1670 • Fax: (207) 839-5036

MARIJUANA LICENSE APPLICATION

FEES FOR APPLICATION AND LICENSE REVIEW	<input checked="" type="checkbox"/> Application fee - \$500 <input type="checkbox"/> Cultivation Facility Tier 1 - \$1,000 <input checked="" 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 type="checkbox"/> Marijuana Manufacturing Facility - \$5,000	Amount Paid: \$ <u>2,000.00</u> <input type="checkbox"/> Date: <u>11/5/2021</u>
Note: All fees are separate and cumulative and are to be paid at time of application. Licenses are for one year.		

PROPERTY DESCRIPTION	Parcel ID	Map	12	Lot	1	Zoning District (Circle one)	Rural	Industrial	Olde Canal
	Physical Address	17 Little Wing Lane, Gorham, Maine 04038							

PROPERTY OWNER'S INFORMATION	Name	422 Ocean, LLC			Mailing Address	17 Little Wing Lane, Gorham, Maine 04038
	Phone	207-329-3299				
	Fax	N/a				
	Email	Info@mainecoastalkitchen.com				

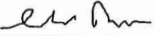
APPLICANT'S INFORMATION IF DIFFERENT FROM OWNER	Name	Erik Richardson		Name of Business	Skyfall Cannapy, LLC
	Phone	207-329-3299		Mailing Addresses - Residential And Businesses	17 Little Wing Lane, Gorham, ME 04038
	Fax	n/a			1 Serendipity Lane
	Email	skyfallcannapyllc@gmail.com			Scarborough, ME 04704

BUSINESS INFORMATION	Owner's Name(s)	Erik Richardson			Mailing Address	17 Little Wing Lane, Gorham, ME 04038
	Phone	207-329-3299				
	Fax	N/a				
	Email	skyfallcannapyllc@gmail.com				

	Documentation to be provided with application. All documentation must be provided at time of application submission.
	<input checked="" type="checkbox"/> Recent passport style photograph <input checked="" type="checkbox"/> Applicant's driver's license <input checked="" type="checkbox"/> Sketch showing building footprint, interior layout, and parking plan. <input checked="" type="checkbox"/> Copy of tax map showing property lines, and property lines of other properties within 1,000 feet.
	<input checked="" type="checkbox"/> Copy of tax map showing preexisting public or private school with 750 feet of the property. <input checked="" type="checkbox"/> Operating Plan <input type="checkbox"/> State of Maine conditional license

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.



ID QxZvsYxgB1B5BEjdv7IMHxE

11/19/2020

APPLICANT OR AGENT'S SIGNATURE

DATE

Erik Richardson

PLEASE TYPE OR PRINT NAME

For office use only:		
Code Enforcement Officer Recommendation:	Approve or Deny	Date
Comments:	With stipulation that they must receive Certificate of Occupancy and pass all inspections before beginning operations	
		2/19/21
Police Department Recommendation:	Approve or Deny	Date
Comments:		
Fire Department Recommendation:	Approve or Deny	Date
Comments:	With stipulations that they must receive certificate of occupancy and pass all inspections before beginning operations	
		2/19/21
Other Staff Recommendation:	Approve or Deny	Date
Comments:		
Town Council Decision:	APPROVED/DENIED	Date



Laurie Nordfors <lnordfors@gorham.me.us>

Marijuana License Statas

3 messages

Freeman Abbott <fabbott@gorham.me.us>

Tue, Feb 9, 2021 at 12:33 PM

To: Laurie Nordfors <lnordfors@gorham.me.us>, Carolyn Eyerman <ceyerman@gorham.me.us>, Charles Jarrett <cjarrett@gorham.me.us>, "Poirier, Tom" <TPOIRIER@gorham.me.us>, Christopher Sanborn <csanborn@gorham.me.us>, Kenny Fickett <kfickett@gorham.me.us>

Laurie,

Erik Richardson, Skyfall Canapy, 17 Little Wing Drive; Town Council to put a condition on the license that they must receive a Certificate of Occupancy before beginning of operation

Kenneth Novak, Beneflor-Cano, 84 Olde Canal Way; This was approved last week by Town Council

Doug Knickerhm, Joint Efforts, 36 Bartlett Road, Unit 8; Fire Dept is waiting on some correction items

Joel Pepin, JAR Cannabis, 7 County Road, Building A Will be doing a reinspection on 2/22/2021

Stephen Pleau, Maine Only, 7 County Road (I have not received payment for this one so I am not sure if it is still active) We have not had any contact with this one I don't know if I saw a application

We will need to discuss what we should use for a license , do you have a template ?

I will Check with Mark Bower on the question on annual will get back to you on this

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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Laurie Nordfors <lnordfors@gorham.me.us> Tue, Feb 9, 2021 at 12:49 PM
To: Freeman Abbott <fabbott@gorham.me.us>
Cc: Carolyn Eyerman <ceyerman@gorham.me.us>, Charles Jarrett <cjarrett@gorham.me.us>, "Poirier, Tom" <TPOIRIER@gorham.me.us>, Christopher Sanborn <csanborn@gorham.me.us>, Kenny Fickett <kfickett@gorham.me.us>

I have attached a draft of a license. Let me know if it seems adequate. Also, will this license be issued to them before the occupancy permit or after, once they can operate?

I also have two applications for Olde Canal Way, one from Green Trap, which was the one approved by the Council, and one from Bene-flor Cano, which I received Sept. 17, 2020 and sent to you all. I think this may have been the very first application we received. They paid \$2000 plus the \$500 application fee. I have attached this application because I am not sure if it compleat (It is not as large as the others)

Laurie
Laurie K Nordfors, CCM
Town Clerk
Registrar of Voters
Motor Vehicle Agent
Assistant Tax Collector
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fax - 207-839-5036

[Quoted text hidden]

2 attachments

 **MARIJUANA LICENSE- GREEN TRAP LLC.docx**
44K

 **Beneflor-Cano, LLC, Keneth Nowak, 84 Olde Canal Way.pdf**
1335K

Carolyn Eyerman <ceyerman@gorham.me.us> Tue, Feb 9, 2021 at 3:19 PM
To: Laurie Nordfors <lnordfors@gorham.me.us>
Cc: Freeman Abbott <fabbott@gorham.me.us>, Charles Jarrett <cjarrett@gorham.me.us>, "Poirier, Tom" <TPOIRIER@gorham.me.us>, Christopher Sanborn <csanborn@gorham.me.us>, Kenny Fickett <kfickett@gorham.me.us>

I will state again the Beneflor Application is not even close to complete. They are missing nearly all the requirements of the application.

[Quoted text hidden]

--
All the best,

Carol

Carol Eyerman, AICP
Town Planner
and



Laurie Nordfors <lnordfors@gorham.me.us>

Marijuana license status

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

Thu, Feb 11, 2021 at 10:25 AM

Laurie,

This is the summary regarding the outstanding Marijuana Licensing status from the P.D. If you need anything further from me please let me know. Thank you.

Chris

----- Forwarded message -----

From: Daniel Young <dyoung@gorham.me.us>
Date: Wed, Feb 10, 2021 at 3:21 PM
Subject: Re: Marijuana license status
To: Christopher Sanborn <csanborn@gorham.me.us>

Chief,

I have completed the Marijuana Licencing background checks on the following:
Old Canal Way, Kenneth Nowak, Beneflor-Cano- No issues on PD side
36 Bartlett Road, John Laroche and Douglas Knickrehm, Joint Efforts- No issues on PD side
17 Little Wing Ln, Eric Richardson and Valeric Nadeau, Skyfall Canopy- No issues on PD side

I will inquire with the town on the other applicants as I have no paperwork on them.

Sgt. Young

On Wed, Feb 10, 2021 at 10:21 AM Christopher Sanborn <csanborn@gorham.me.us> wrote:
Det. Sgt. Young,

I know you have been busy. Just wondering what the status of these background checks for Marijuana Licenses are? The 84 Old Canal went to Council with stipulations earlier this month. Council approved the License. You don't have to be concerned about that one. Thank you.

Chief

[Quoted text hidden]



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--
Christopher Sanborn
Chief of Police
Gorham Police Department
270 Main Street



Laurie Nordfors <lnordfors@gorham.me.us>

Marijuana License Application - 17 Little Wing Ln

1 message

Charles Jarrett <cjarrett@gorham.me.us>

Wed, Feb 10, 2021 at 1:16 PM

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

Cc: Kenny Fickett <kfickett@gorham.me.us>, Carolyn Eyerma <ceyerma@gorham.me.us>, Freeman Abbott <fabott@gorham.me.us>, Tom Poirier <tpoirier@gorham.me.us>, Christopher Sanborn <csanborn@gorham.me.us>

Laurie,

Because the building is still under construction (the fit-out has been submitted and approved), Chief Fickett approves this license going to council with the condition that they must pass all inspections and receive a Certificate of Occupancy prior to beginning operations.

--

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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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 / Fax: 207-839-4793

TO: Ephrem Paraschak, Town Manager
 FROM: Thomas M. Poirier, Director of Community Development
 SUBJECT: Clustered Residential Developments Amendments
 DATE: FEBRRUARY 24, 2021

TMP

The Town Council forwarded a proposed ordinance amendment regarding adding specific standards for Clustered Residential Developments. The Town Council’s proposed language sent to the Planning Board is identified in underlined and struck through.

The Planning Board had multiple meetings at both the Planning Board meeting and sub-committee workshop levels on the proposed ordinance amendment. After review and discussion the Planning Board proposed two changes to the Town Council’s draft language. The changes revolve around adding and trail head parking as a permitted use in open space for a clustered residential subdivision and reducing the required buffer provisions from 75’ to 50’. The Planning Board’s proposed ordinance amendments for clustered residential subdivisions are shown **bolded, underlined, and struck through**. The Planning Board voted 7 ayes to recommend adoption of the proposed zoning amendments as revised by the Planning Board.

Public Hearing: Public Hearing was held at the Planning Board’s February 1, 2021 meeting. No members of the public spoke on the item.

AMENDMENT TRACKING

DESCRIPTION	COMMENTS	STATUS
Town Council Meeting	The Town Council forwards the item to the Planning Board for a public hearing and recommendations. (6 ayes, 1 absent Philips)	August 4, 2020
Planning Board Meeting Discussion	The Planning Board forward the item to the PLBD Ordinance Committee for review and recommendations.	October 5, 2020
Planning Board Ordinance Committee Workshop	The committee had a general discussion on the proposed ordinance amendment.	November 12, 2020
Planning Board Ordinance Committee Workshop	The Committee reviewed the proposed language, made a change, and forwarded the item for a Public Hearing with the entire Planning Board.	December 17, 2020
Planning Board Meeting Public Hearing	The Planning Board recommends amendment to the clustered residential standards as amended by the Planning Board	February 1, 2021



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Proposed Amendments:

Chapter 2: General Standards of Performance
Section 2-4 Residential,

A. CLUSTERED RESIDENTIAL DEVELOPMENT

A Cluster Residential Development is a form of development which allows a developer to create smaller lots than required by the applicable zoning district regulations in the Rural and Suburban Residential District in return for setting aside a portion of the tract as permanent open space owned and maintained ~~jointly by the individual lot owners~~ a land trust or other conservation organization. The net residential density of the site shall remain the same as if the site were developed as a conventional subdivision. Each dwelling unit in a cluster residential development shall be placed on a separate lot whether the dwelling unit is a single-family dwelling or part of a two-family or multi-family dwelling. The Planning Board ~~may~~ shall approve requests for cluster residential developments if it finds that the proposal conforms to the criteria listed below and is the best development form for the site.

Notwithstanding other provisions of this Code relating to space and bulk, the Planning Board in reviewing and approving proposed residential developments located in Gorham, may modify said provisions related to space and bulk to permit innovative approaches to housing and environmental design in accordance with the following standards. This shall not be construed as granting variances to relieve hardship.

1. Lot Size shall not be reduced to less than:
 - a. 20,000 square feet in the Suburban Residential District
 - b. 30,000 square feet in the Rural District

2. Frontage – Each lot shall have frontage on a public street or a private way proposed by the applicant, as follows:
 - a. 75' in the Suburban Residential District
 - b. 100' in the Rural District
 - c. Up to 10% of the lots in a clustered subdivision may have frontages reduced below the frontage requirements stated in this subsection but not below 25'. Lots with frontage reduced under this provision shall not be adjacent to more than one other lot with such a reduced frontage, as determined at the front lot line.

3. Lot setbacks:
 - a. Front on private way or public street not identified as a collector, arterial, or State DOT



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designated route: 25'

- b. Front on a collector, arterial road, or State DOT designated route: 50'
- c. Rear: 10'
- d. Side: 10'

Innovative approaches to residential layout and environmental design shall be subject to the following criteria performance standards:

1. ~~The purpose and intent of this Land Use and Development Code shall be upheld~~ minimum common open space requirement shall be:
 - a. At least 40% of the total area of the tract or parcel of land being developed must be maintained as common open space and not be included in the individual building lots.
 - b. The following "high-value conservation areas" shall be considered when determining the area(s) within the subdivision to be allocated to the 40% required common open space.
 - c. Land deemed to be in excess of the 40% requirement up to 50% of the total land area may be required by the Planning Board as additional open space if the area contains land that meets the requirements of the "high-value conservation areas." The Planning Board must review the overall intent of the chapter as well as the impact on the design of the buildable lots and infrastructure of the subdivision in determining if the additional land should be included in the common open space.
 - d. Active Open Space shall be required for subdivisions with more than 25 lots and/ or dwelling units. Active Open space is for active recreation and shall include activities which require substantial construction and maintenance for recreation use, including playgrounds, tennis courts, ball fields, basketball courts, and similar facilities. A part or all the active open space may, at the option of the Town, be dedicated for acceptance by the Town for operation as a municipal recreation facility. The following table provides the minimum active open space reservations required in cluster subdivisions:

<u>Average Density per Dwelling Unit</u>	<u>Active Open Space Required, % of Subdivision Open Space</u>
<u>80,000 s.f. or more</u>	<u>1.5</u>
<u>40,000 s.f. to 79,999 s.f.</u>	<u>2.5</u>
<u>20,000 s.f. to 39,999 s.f.</u>	<u>4</u>
<u>10,000 s.f. to 19,999 s.f.</u>	<u>5</u>

2. High-value Conservation areas:



Town of Gorham Community Development

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tpoirier@gorham.me.us

Carol Eyerman, *Town Planner*

ceyerman@gorham.me.us

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- a. Existing trails (bike, hiking, cross-country skiing, snow shoeing, horseback riding, or snowmobiling) that connect with existing trails on Town-owned land or with existing trails on abutting land protected by a conservation easement or other written agreement.
 - b. Existing healthy, native forests of at least 5 contiguous acres,
 - c. Habitats of endangered or threatened species;
 - d. Significant wildlife habitats as defined by the Maine Department of Inland Fisheries and Wildlife, or the municipality;
 - e. Significant natural features and scenic views such as ridge lines, peaks and rock outcroppings, particularly those that can be seen from public roads,
 - f. Archaeological Sites, historic structures, cemeteries and burial grounds,
 - g. Prime farm lands, farm land of state wide, and/or local importance of at least 1 contiguous acre; and
 - h. Land being actively farmed and which will remain active farm land of at least 1 contiguous acre.
3. ~~There subdivision shall be in compliance with all State and local codes and ordinances. Each building shall be an element of an overall plan for site development.~~
 4. There shall be no approval of any proposed development which exceeds the allowable net residential densities permitted without appeal in the district in which it is located.
 5. ~~Residual~~ Common open space shall be usable for recreational or other outdoor living purposes and for preserving large trees, tree groves, woods, ponds, streams, glens, rock outcrops, native plant life and wildlife cover. The use of any open space may be further limited or controlled at the time of final approval where necessary to protect adjacent properties or uses. Residual open space shall be dedicated to the recreational amenity and environmental enhancement of the development and shall be recorded as such. Such dedications may include private covenants or arrangements to preserve the integrity of open spaces and their use for agricultural or conservation purposes.

~~The uses of common open space may include: common open space shall be accessible to the residents of the project. At a minimum, this use may include such activities as walking, picnicking, fishing, swimming, cross country skiing, and other low intensity recreational uses unless otherwise provided for in the Planning Board approval.~~

- a) Passive recreation, such as hiking, walking, running, biking, snowshoeing, cross-country skiing, picnicking, bird-watching, hunting, fishing, and other low-impact recreational activities that do not significantly alter the natural common open space;



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- b) Operation of snowmobiles or ATVs on existing snowmobile or ATV trails;
- c) Agriculture, horticulture, silviculture or pasture uses, provided that all best management practices are utilized to minimize environmental impacts;
- d) Nonstructural stormwater management, such as rain gardens and forested buffers;
- e) Easements for drainage, access, and underground utility lines; and
- f) Other conservation-oriented uses such as community garden, compatible with the purposes of this Chapter.
- g) Parking lots for trail head use with no more than 10 parking spaces and associated drive aisles.**

The following uses are prohibited uses of common open space:

- a) Roads, parking lots and impervious surfaces, except as specifically authorized in this chapter;
- b) Subsurface wastewater disposal systems and wells;
- c) Built stormwater management systems such but not limited to, ponds, underdrain ponds, catch basins, and pipes;
- d) Dumping or disposal of any type of yard waste, household waste, hazardous waste or other debris, organic or inorganic;
- e) Cutting vegetation, except for annual mowing related to agricultural uses or to prevent shrub growth from over taking protected fields, forest management of trees with an approved forest management plan written by a Maine licensed forester or dead, diseased, or dying tree as identified by a Maine licensed arborists. Removal of invasive species as identified by the Maine Department of Agriculture, Conservation, and Forestry is exempt from this section.
- f) Altering approved common open space.
- g) Additional structures being placed on the common open space without prior Planning Board approval; and
- h) Other activities as determined by the applicant and recorded on an instrument providing permanent protection such as deed restrictions.

Common Open Space Ownership may include any of the following (with a preference to the order below):



Town of Gorham Community Development

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- a) Ownership by a conservation organization approved by the Planning Board with permanent restrictions on its future use; or
 - b) Ownership by the Town with or without a conservation easement to a conservation organization approved by the Town Council and Planning Board;
 - c) Ownership by a homeowners' association conditioned on forever being maintained as common open space and there shall be no further subdivision of this land, nor buildings constructed upon it without further Planning Board review. The land may also have ~~with~~ a conservation easement **on it** to the Town or a conservation organization approved by the Planning Board.
6. The first meeting with the Planning Board shall be Conceptual Design Review, and shall precede submission of a Preliminary Subdivision Review Application. The Conceptual Design Review shall include the submission of an Existing Site Resource Map, identifying both significant natural and cultural resources. It is not required that this be an engineered plan but a surveyed plan that shows wetland, shoreland areas, significant habitat corridors, rare or endangered habitat, roads and buildings within 100 feet of the property, indication of overall stormwater flow direction, species and size of existing trees, historic and cultural resources such as existing barns, trails, cellar holes, stonewalls, and other noteworthy features unique to the property. The Existing Site Resource Map shall not include proposed roads or subdivision lots. The intent of this phase of review is for there to be an opportunity to build greater Planning Board, applicant, and open space holder consensus on critical resources and over-all design early in the review process, before the applicant proceeds into formal design of the project. The developer shall include in the over-all design team either a licensed landscape architect or a natural resource planner. The landscape architect or natural resource planner shall provide a written narrative of the existing site resource maps detailing critical areas with a recommendation about the features which should be preserved in the open space.

It is intended that the open space shall be designed first, and the built environment shall be constructed in the remaining areas. During the Conceptual Design Review process, the Board shall determine whether or not the open space layout, design and configuration is appropriate based on the size of the parcel to be developed and consistent with the goals outlined under this section and those outlined in the Town's Comprehensive Plan

The developer shall take into consideration the following points, and shall illustrate the treatment of spaces, paths, roads, service and parking areas and other features required in his proposal:

- a) Orientation: buildings and other improvements shall respect scenic vistas and natural features.
- b) Streets: access from public street, internal circulation and parking shall be designed to provide for vehicular and pedestrian safety and convenience, emergency and fire equipment, snow clearance, street maintenance, delivery and collection services. Streets shall be laid out and constructed consistent with local requirements.



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Driveways shall be located onto interior road networks to the greatest extent practical. No more than one driveway per 500' of road frontage shall be allowed on any collector roads, arterial roads, or Maine DOT State number routes.

- c) Drainage: adequate provision shall be made for storm waters, with particular concern for the effects of any effluent draining from the site. Erosion resulting from any improvements on the site shall be prevented by landscaping or other means.
 - d) Sewage Disposal: adequate provision shall be made for sewage disposal, and shall take into consideration soil conditions and potential pollution of surface or ground waters. The plans shall show the location of 2 passing soils areas on each lot proposed. One of the test pits should be labeled as primary which will be utilized for the initial construction with the 2nd test pit being identified as reserve and utilized when the first septic system declines.
 - e) Water Supply: adequate provision shall be made for both ordinary use as well as special fire needs.
 - f) Utilities: all utilities shall be installed underground wherever possible. Transformer boxes, pumping stations and meters shall be located so as not to be unsightly or hazardous to the public.
 - g) Recreation: facilities shall be provided consistent with the development proposal.
 - h) Buffering: planting, landscaping, disposition and form of buildings and other improvements, or fencing and screening shall be utilized to integrate the proposed development with the landscape and the character of any surrounding development. Buffers of at least 75 50 feet in width shall be created around the entire perimeter of the subdivision unless the subdivision abuts another clustered residential development or the Planning Board finds the design of the subdivision matches the existing development pattern of the area. Where possible, existing trees and vegetation shall be preserved in the buffers, except that invasive vegetation may be removed. The Planning Board may require landscaping or other features as necessary to break up the proposed development from abutting properties should the 75 50 foot buffer not provide adequate buffering.
 - i) Disposition of Buildings: shall recognize the need for natural light and ventilation.
7. For purposes of this section, the tract or parcel of land involved must be either in single ownership, or the subject of an application filed jointly by the owners of all the property included.
8. ~~Before the recording of final subdivision plans, or as a condition of final subdivision approval, the Planning Board shall require and accept in accordance with the standards adopted by ordinance, an improvement guarantee in accordance with Chapter 3, Subdivision, Section 3-4., Final Plan, Subsection C., Improvement Guarantee.~~



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GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038 Tel: 207-222-1620 / Fax: 207-839-4793

- 9 8. Common open space shall be dedicated after approval of the project. There shall be no further subdivision of this land, nor buildings constructed upon it without further planning review and which would cause the net residential density to exceed the density permitted in that district.
- 40 9. The common open space(s) shall be shown on the development plan and with appropriate notation on the face thereof to indicate that it:
 - a) shall not be used for future building lots.
 - b) a part or all of the common open space may, at the option of the Town, be dedicated for acceptance by the Town for operation as a municipal recreational facility.
104. ~~If any or all of the common open space is to be reserved for use by the residents, the formation and incorporation by the developer of a neighborhood association shall be required prior to final plat approval.~~
112. Covenants for mandatory membership in the association setting forth the owners' rights and interest and privileges in the association and the common land, shall be approved by the Planning Board and included in the deed for each lot.
123. This neighborhood association shall have the responsibility of maintaining the common open space(s) and operation and maintenance of local neighborhood recreational facilities within such open space(s).
134. ~~The association shall levy annual charges against all property owners to defray the expenses connected with the maintenance of open spaces and neighborhood recreational facilities.~~
145. The developer or subdivider shall maintain control of such open space(s) and be responsible for their maintenance until development sufficient to support the association has taken place or, alternatively, the objectives of clustering have been met. Such determination shall be made by the Planning Board upon request of the Neighborhood Association or the developer or subdivider.



**Town of Gorham Community
Development**

Thomas M. Poirier, *Director of Community Development*

tpoirier@gorham.me.us

Carol Eyerman, *Town Planner*

ceverman@gorham.me.us

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038 Tel: 207-222-1620 / Fax: 207-839-4793

TO: Town Council
Town Manager

FROM: Thomas M. Poirier, Director of Community Development

SUBJECT: Comp Plan Amendment Committee

DATE: FEBRUARY 26, 2021

IMP

The Comprehensive Amendment Committee has completed an extensive review and public process with the assistance of Northstar Planning consultants regarding the future land use sections of the Town's Comprehensive Plan for the South Gorham Crossroads and South Gorham Commercial Center.

The Comp Plan Amendment committee is recommending some minor changes to the South Gorham Crossroads Area regarding Allowed Uses and to the Development Standards. The Committee is also recommending a change to the boundary of the South Gorham Crossroads Area. The proposed boundary change will remove the area around Shirley Lane and Newton Drive neighborhood from the South Gorham Crossroads Area and place this area in the Village Expansion Area.

The committee is recommending no changes to the South Gorham Commercial Center Area description or boundaries.

Staff has attached the Public Notice, memo from Northstar Planning, text amendments to the South Gorham Crossroads Area, and map amendment to the future Land Use Map.

Notice is hereby given that the Town of Gorham's Comprehensive Plan Amendment Committee will be holding a Public Hearing on January 27, 2021 at 7:00 PM to receive comments on the proposed amendments to the South Gorham Crossroads Area and South Gorham Commercial Area sections of the 2016 Comprehensive Plan.

The Public Hearing will be held as a live, interactive online meeting. The link to attend this online meeting is <https://us02web.zoom.us/j/87236386240>. Phone: 1 929 205 6099 Webinar ID: 872 3638 6240. The proposed plan amendments are available for review online and printed copy can be viewed in the Community Development Dept. at the Gorham Town Office or at the Gorham Public Library during normal business hours. Please contact Thomas M. Poirier, Director of Community Development, at tpoirier@gorham.me.us to submit questions or comments in advance of the public hearing date.



MEMORANDUM

TO: Tom Poirier, Town Planner

CC: Comprehensive Plan Amendment Committee

From: Sarah DelGizzo, North Star Planning

RE: Draft Comprehensive Plan Amendments

Date: November 13, 2020

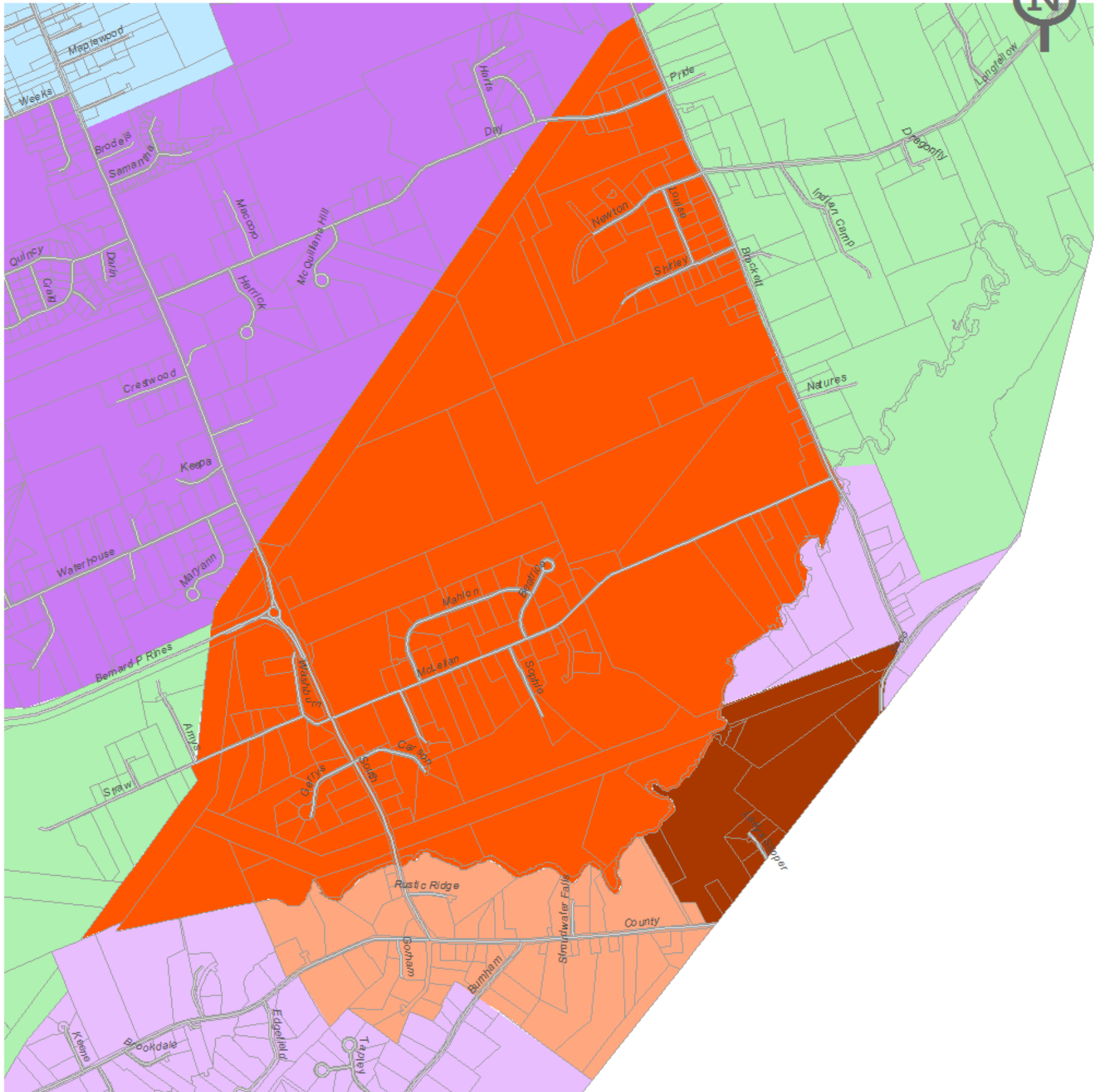
The Comprehensive Plan Amendment Committee met October 27th, 2020 to review and discuss potential amendments to the South Gorham Crossroads and South Gorham Commercial areas based on public input and stakeholder comments. The planning team has drafted text amendments and a map amendment, attached to this memo, reflecting the amendments discussed.

Text amendments include the following:

- Removal of the area around Shirley Lane and Newton Drive neighborhood from the South Gorham Crossroads area;
- Additional language describing the intended development of new non-residential uses being built at a neighborhood, community scale in the South Gorham Crossroads area;
- And additional language around the protection of the Stroudwater River and planning for open space and recreation trails.

The proposed map has been amended to adjust the land around Shirley Land and Newton Drive to be included in the Rural district rather than the South Gorham Crossroads area. This ensures the protection of the existing residential character of the neighborhood.

Figure 6.5: South Gorham Gorham Comprehensive Plan Update



Residential Growth Area

- Suburban Residential
- Village Expansion

Mixed-Use Growth Area

- Gorham Village Center
- Little Falls Village Center
- Mosher Corner Mixed Use
- Narragansett Mixed-Use Dev.
- South Gorham Commercial Center
- South Gorham Crossroads
- Village Approach
- Village Commercial

Nonresidential Growth Areas

- Corridor Commercial
- Industrial
- Mosher Corner Planned Dev
- University Institutional

Mixed-Use Limited Growth Areas

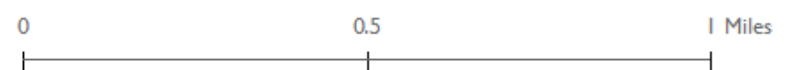
- Village Office-Residential
- White Rock Mixed-Use

Residential Limited Growth Areas

- Village Residential

Rural Areas

- Rural



Prepared by Gorham Planning Office 6/10/2016

South Gorham Crossroads Area

- Location** – The South Gorham Crossroads Area includes land on both sides of South Street from the roundabout at the Bernard Rines Village Bypass to the Stroudwater River and extending eastward to Brackett Road, excluding the area around the Shirley Lane and Newton Drive neighborhood (see Figure 6.5).
- Allowed Uses** – Since the Crossroads Area will potentially be served by the continuation of the East-West connector or related improvements and is potentially serviceable by public water and sewerage, ~~the allowed new~~ residential uses in this designation should be limited to multi-family residential and residential units in mixed-use buildings. Single-family and two-family dwellings should not be allowed in this area. In addition to residential uses, a range of non-residential uses should be allowed as part of a planned, mixed-use development including business and professional offices, retail and service uses, fully enclosed light industrial uses, and community and public uses. These new non-residential uses should be integrated into an overall project or support new residential development by building at a neighborhood or community scale, as opposed to highway oriented commercial strip development, big box stores, or the large commercial only projects like industrial or office parks.
- Development Standards** – The development standards in the Crossroads Area are intended to require a high-intensity pattern of development. The maximum density for residential uses should be twelve to fifteen units per new acre with provisions for variable density for small units. In addition, the standards should require a minimum overall density of not less than five units per net acre for any individual residential project. The standards for development should require that new buildings be located with access off internal streets when feasible. All development should maintain an attractive roadside appearance with a landscaped buffer strip along the edge of both existing and new streets. The location of large parking lots between buildings and existing streets should be restricted. New development master planning should account for open space and recreational trails. The Stroudwater River is an important natural resource in South Gorham, and the town should consider additional protections that go beyond those afforded through existing Shoreland Zoning standards.

To assure that the vision for this area is attained, all development proposals on lots that had at least ten acres as of April 1, 2013 must be done in accordance with an approved development plan for the entire parcel. This plan must establish, in conceptual terms, the overall use and development of the parcel including provisions for roads and other infrastructure. The plan should also include development and design standards to guide building-by-building development. This plan must be approved by the Planning Board prior to any development on the parcel and, once approved; all projects must substantially conform to the development plan.

South Gorham Commercial Center Area

- **Location** – The South Gorham Commercial Center Area designation includes the land on both sides of the County Road in the vicinity of the intersection with South Street (see Figure 6.5). This designation includes the parcels that have been “contract zoned” thereby creating a consistent pattern for this area of the community.
- **Allowed Uses** – In the longer-term, the land use regulations in this area should be based on a Master Plan for South Gorham and North Scarborough developed jointly with the Town of Scarborough. In the near-term, the zoning should incorporate the provisions of the existing contract zones that have been established within this area. The allowed uses in this designation should include a range of residential uses including eldercare facilities together with a wide-range of smaller-scale non-residential uses including business and professional offices, personal and business services, restaurants, retail uses, B&Bs, and community uses. Most non-residential uses should be limited to a maximum of 5,000 to 7,500 square feet of floor area. Larger uses such as retail uses with up to 15,000 square feet of floor area may be allowed on “back lots” away from County Road provided that their access is from internal streets and the frontage along County Road is developed with smaller-scale buildings.
- **Development Standards** – As noted above, the land use regulations for this area should evolve as a Master Plan for South Gorham and North Scarborough is developed and adopted. As a general guiding principle, a higher density of activity should be allowed within approximately one thousand five hundred (1,500) feet of the intersection of County Road and South Street with lower density activity in the remainder of the area. Residential uses should be allowed at a density of up to two units per acre with one-site sewerage disposal and four units per acre with public sewerage throughout the area with higher density allowed with public sewerage near the South Street intersection. The basic minimum lot size should be 20,000 square feet that can be reduced to 10,000 square feet or less with public sewerage. The variable density provisions for small units should apply in this designation if public sewerage is utilized.

The development standards should promote a campus style development pattern in the area near the South Street intersection with more of a village character in the remainder of the area. The standards should require that new buildings have a traditional character and scale and be limited to a maximum of two stories except in the area around the South Street intersection if public sewerage becomes available in the future. Buildings should be located on access drives or new streets where feasible to minimize curb cuts on County Road. The creation of an interconnected street networks should be required where feasible. New buildings directly fronting on County Road with access from that street should not be allowed unless there is no alternative. Buildings should be located in proximity to the street or access road with a setback of no more than fifty (50) feet along the County Road and thirty five (35) feet on the other streets or drives.

TOWN OF GORHAM

APPLICATION FOR MASSAGE THERAPIST/ESTABLISHMENT LICENSE

THIS BOX FOR MUNICIPAL USE ONLY

Date of Application 1-12-2021 Agenda Date 3/2/2021 License # 2005 2103
 Date Fee Paid 1-12-2021 New _____ Renewal

Taxes	Account #	Paid	
Real Estate	_____	_____	FEE: <u>MASSAGE THERAPIST</u> \$ 50.00
Personal Prop.	_____	_____	<u>MASSAGE ESTABLISHMENT</u> \$ 75.00
			<u>COMBINED LICENSE</u> \$100.00 ←
			<u>CONDITIONAL LICENSE</u> \$ 50.00
			<u>REQUIRED BACKGROUND CHECK</u> \$ 31.00

MAP _____ LOT _____ ZONING _____ CERT. OF OCCUPANCY ISSUED _____

CODE ENFORCEMENT OFFICER
 APPROVED FA
 DISAPPROVED _____
 COMMENT _____

CHIEF OF POLICE
 APPROVED CS
 DISAPPROVE _____
 COMMENT _____

HEALTH OFFICER (if requested by CEO)
 APPROVED FA
 DISAPPROVED _____
 COMMENT _____

APPLICANT INFORMATION. (Please submit 2 current photos)

Poulin, Natalie Michelle
Applicant Name: Last, First, Middle Home Phone # 207 337-1563 Cell Phone # 207 894-4913

DATE OF BIRTH [REDACTED] SEX: M F

Other names ever used by Applicant
13 Jodies Way, Steep Falls MOSS
Residence Address Mailing Address (if different)

Applicants State Identification #: _____
Conditional Therapist Only: Name of licensed supervisor _____

Name and address of Massage Establishment: Skin & Body of Gorham 88 State St, Suite 301

If premises upon which therapeutic massage establishment is located are not owned by applicant please give owners name and address: Dr. Robert Lavoie

Business Type-circle one: Sole Proprietor / Association / Partnership / Corporation

If applicable, please attach Articles of Association and By-Laws; evidence of existence of Partnership; or Articles of Incorporation and Corporate By-Laws.

For Massage Establishment Licenses Only: Please attach a list of all business owners, officers, managers, and/or partners and their current residence address during the three years immediately preceding the date of this application. Name and address of Establishment Supervisor: _____

Does applicant, or any officer of a corporate applicant, or any partner of a partnership applicant, or any person having an actual ownership interest or management authority in this business, have any arrests or convictions for any offenses, other than traffic violations, during the past five years? Yes No

YEAR	OFFENSE	LOCATION	DISPOSITION

TURN OVER AND COMPLETE BACK

NEW APPLICATIONS FOR MASSAGE THERAPIST AND COMBINED LICENSES: ATTACH ONE OF THE FOLLOWING PROFICIENCY REQUIREMENTS (Check one and attach appropriate documentation)

- Evidence of completion of a formal training course in massage therapy given by a recognized school.
- Evidence of 100 hours of on-the-job training in therapeutic massage performed in the presence of a therapist licensed by the Town of Gorham.
- Evidence of continuous practice as a Massage Therapist for at least one (1) year, accompanied by the written recommendations of at least five (5) therapists licensed by the Town of Gorham, the State of Maine or by a municipality that has enacted Massage Therapist Licensing requirements similar to those of the Town of Gorham.
- Evidence of successful completion of a certified exam given by the AMTA, or another Municipality or State.

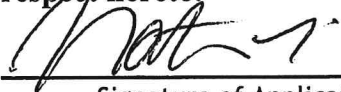
CERTIFICATION OF INFORMATION

PLEASE READ AND SIGN


I hereby certify that all statements made in this application are true. I agree and understand that any misstatements or omissions of material fact herein will result in denial of license or revocation of license if one has already been issued.

Further, I hereby certify that I have read the Town of Gorham's Massage Establishment and Massage Therapist Ordinance and I am aware of its requirements.

In addition, I hereby authorize the release of any criminal history record information or driving history record information to the Town Clerk's Office or licensing authority. I understand that this information shall become public record, and I hereby waive any rights of privacy with respect hereto.



Signature of Applicant



Date

AUTHORIZATION TO RELEASE INFORMATION

I, Natalie Povin, being an applicant seeking a therapeutic
(Applicant's printed name)
massage establishment/combined establishment or massage therapist license from the Town of
Gorham, do hereby direct you to release to the Gorham Police Department or its representative
any and all information you have, and copies of records with any reference to, my criminal record.
A copy of this authorization will be as effective as any original. This release will expire 60 days
after the date signed.

I hereby affirm that I have read the above directive and release in its entirety and fully
understand it.

Natalie Povin
APPLICANT'S SIGNATURE

1/5/21
DATE

[REDACTED]
APPLICANT'S DATE OF BIRTH

SWORN AND SUBSCRIBED BEFORE ME on this 12 day of January 2021

Laurie K. Nordfors
NOTARY PUBLIC SIGNATURE

Laurie K. Nordfors
Notary Public
State of Maine
My Commission Expires 12-23-2023



CERTIFICATE OF COMPLETION

Natalie Poulin

***Has successfully completed the
Therapeutic Massage Career Program***

Offered by



A
PRI
Educational
Development
Company
Member
School

A handwritten signature in cursive script, appearing to read "Culler", written over a horizontal line.

Director Signature

600

Hours

9-30-13

Date

Lic # MT 5192

TOWN OF GORHAM

APPLICATION FOR MASSAGE THERAPIST/ESTABLISHMENT LICENSE

THIS BOX FOR MUNICIPAL USE ONLY		
Date of Application <u>1-7-21</u>	Agenda Date <u>3/2/21</u>	License # <u>2107</u>
Date Fee Paid <u>1-7-2021</u>	New <input type="checkbox"/>	Renewal <input checked="" type="checkbox"/>
Taxes Account # _____ Paid _____	FEE: MASSAGE THERAPIST \$ 50.00	
Real Estate _____	MASSAGE ESTABLISHMENT \$ 75.00	
Personal Prop. _____	COMBINED LICENSE \$100.00	
	CONDITIONAL LICENSE \$ 50.00	
	REQUIRED BACKGROUND CHECK \$ 31.00	
MAP _____	LOT _____	ZONING _____ CERT. OF OCCUPANCY ISSUED _____
CODE ENFORCEMENT OFFICER	CHIEF OF POLICE	
APPROVED <input checked="" type="checkbox"/>	APPROVED <input checked="" type="checkbox"/>	
DISAPPROVED _____	DISAPPROVE _____	
COMMENT _____	COMMENT _____	
HEALTH OFFICER (if requested by CEO)		
APPROVED <input checked="" type="checkbox"/>		
DISAPPROVED _____		
COMMENT _____		

APPLICANT INFORMATION (Please submit 2 current photos)

Selens, Walter Raymond 207-838-9394 207-839-8439
Applicant Name: Last, First, Middle Home Phone # Business Phone #

Other names ever used by Applicant

38 Sherburne St. Springdale, ME 04083

Residence Address

Mailing Address (if different)

Applicants State Identification #: MT 1104

DATE OF BIRTH: _____ SEX: M / F

Conditional Therapist Only: Name of licensed supervisor

Name and address of Massage Establishment: Gorham Muscular Therapy 381 Main St. 44 Gorham

If premises upon which therapeutic massage establishment is located are not owned by applicant please give owners name and address: Catherine Wilson 381 Main St. 44 Gorham

Business Type-circle one: Sole Proprietor / Association / Partnership / Corporation

If applicable, please attach Articles of Association and By-Laws; evidence of existence of Partnership; or Articles of Incorporation and Corporate By-Laws.

For Massage Establishment Licenses Only: Please attach a list of all business owners, officers, managers, and/or partners and their current residence address during the three years immediately preceding the date of this application. Name and address of Establishment Supervisor: _____

Does applicant, or any officer of a corporate applicant, or any partner of a partnership applicant, or any person having an actual ownership interest or management authority in this business, have any arrests or convictions for any offenses, other than traffic violations, during the past five years? Yes No

YEAR	OFFENSE	LOCATION	DISPOSITION
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

TURN OVER AND COMPLETE BACK

AUTHORIZATION TO RELEASE INFORMATION

I, Walter R. Selens, being an applicant seeking a therapeutic
(Applicant's printed name)
massage establishment/combined establishment or massage therapist license from the Town of
Gorham, do hereby direct you to release to the Gorham Police Department or its representative
any and all information you have, and copies of records with any reference to, my criminal record.

A copy of this authorization will be as effective as any original. This release will expire 60 days
after the date signed.

I hereby affirm that I have read the above directive and release in its entirety and fully
understand it.

Walter R. Selens
APPLICANT'S SIGNATURE

11/23/20
DATE

[REDACTED]
APPLICANT'S DATE OF BIRTH

SWORN AND SUBSCRIBED BEFORE ME on this 7 day of January 2021

Laurie K. Nordfors
NOTARY PUBLIC SIGNATURE

Laurie K. Nordfors
Notary Public
State of Maine
My Commission Expires 12-23-2023

TOWN OF GORHAM

APPLICATION FOR MASSAGE ESTABLISHMENT LICENSE

THIS BOX FOR MUNICIPAL USE ONLY

Date of Application 1/29/21 Agenda Date 3/2/21 License # 2105
 Date Fee Paid 1/29/21 New _____ Renewal

Taxes	Account #	Paid	
Real Estate	_____	_____	FEE: <u>MASSAGE THERAPIST</u> \$ 50.00
Personal Prop.	_____	_____	<u>MASSAGE ESTABLISHMENT</u> \$ 75.00
			<u>COMBINED LICENSE</u> \$100.00
			<u>CONDITIONAL LICENSE</u> \$ 50.00
			<u>REQUIRED BACKGROUND CHECK</u> \$ 31.00

MAP _____ LOT _____ ZONING _____ CERT. OF OCCUPANCY ISSUED _____

<u>CODE ENFORCEMENT OFFICER</u>	<u>CHIEF OF POLICE</u>
APPROVED <u>FA</u>	APPROVED <u>CES</u>
DISAPPROVED _____	DISAPPROVE _____
COMMENT _____	COMMENT _____

HEALTH OFFICER (if requested by CEO)

APPROVED FA

DISAPPROVED _____

COMMENT _____

APPLICANT INFORMATION (Please submit 2 current photos)

Therault, Heather Anna 207 615 5321 207 222 2118
 Applicant Name: Last, First, Middle Home Phone # Business Phone #
 DATE OF BIRTH [REDACTED] SEX: M/F

Other names ever used by Applicant _____

197 Fickett Rd Pownal ME 04069
 Residence Address Mailing Address (if different)

Applicants State Identification #: 7417282

Conditional Therapist Only: Name of licensed supervisor _____

Name and address of Massage Establishment: Therault Chiropractic & Associates PC

If premises upon which therapeutic massage establishment is located are not owned by applicant please give owners name and address: Kim Dore, 11 Jonah Way, Gray ME 04039

Business Type-circle one: Sole Proprietor / Association / Partnership / Corporation

If applicable, please attach Articles of Association and By-Laws; evidence of existence of Partnership; or Articles of Incorporation and Corporate By-Laws.

For Massage Establishment Licenses Only: Please attach a list of all business owners, officers, managers, and/or partners and their current residence address during the three years immediately preceding the date of this application. Name and address of Establishment Supervisor: Heather Therault, president - 100% owner

Does applicant, or any officer of a corporate applicant, or any partner of a partnership applicant, or any person having an actual ownership interest or management authority in this business, have any arrests or convictions for any offenses, other than traffic violations, during the past five years? Yes _____ No _____

If yes:	YEAR	OFFENSE	LOCATION	DISPOSITION
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

TURN OVER AND COMPLETE BACK

NEW APPLICANTIONS FOR MASSAGE THERAPIST AND COMBINED LICENSES: ATTACH ONE OF THE FOLLOWING PROFICIENCY REQUIREMENTS (Check one and attach appropriate documentation)

- ____ Evidence of completion of a formal training course in massage therapy given by a recognized school.
- ____ Evidence of 100 hours of on-the-job training in therapeutic massage performed in the presence of a therapist licensed by the Town of Gorham.
- ____ Evidence of continuous practice as a Massage Therapist for at least one (1) year, accompanied by the written recommendations of at least five (5) therapists licensed by the Town of Gorham, the State of Maine or by a municipality that has enacted Massage Therapist Licensing requirements similar to those of the Town of Gorham.
- ____ Evidence of successful completion of a certified exam given by the AMTA, or another Municipality or State.

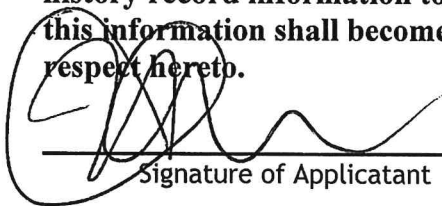
CERTIFICATION OF INFORMATION

PLEASE READ AND SIGN

I hereby certify that all statements made in this application are true. I agree and understand that any misstatements or omissions of material fact herein will result in denial of license or revocation of license if one has already been issued.

Further, I hereby certify that I have read the Town of Gorham's Massage Establishment and Massage Therapist Ordinance and I am aware of its requirements.

In addition, I hereby authorize the release of any criminal history record information or driving history record information to the Town Clerk's Office or licensing authority. I understand that this information shall become public record, and I hereby waive any rights of privacy with respect hereto.



Signature of Applicant

1/29/21

Date

AUTHORIZATION TO RELEASE INFORMATION

I, Heather Theriault, being an applicant seeking a therapeutic
(Applicant's printed name)
massage establishment/combined establishment or massage therapist license from the Town of
Gorham, do hereby direct you to release to the Gorham Police Department or its representative
any and all information you have, and copies of records with any reference to, my criminal record.
A copy of this authorization will be as effective as any original. This release will expire 60 days
after the date signed.

I hereby affirm that I have read the above directive and release in its entirety and fully
understand it.


APPLICANT'S SIGNATURE

1/29/21
DATE


APPLICANT'S DATE OF BIRTH

SWORN AND SUBSCRIBED BEFORE ME on this 29 day of Jun 2021

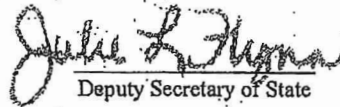

NOTARY PUBLIC SIGNATURE

DOMESTIC
BUSINESS CORPORATION

STATE OF MAINE

ARTICLES OF INCORPORATION

File No. 20210379 D Pages 3
Fee Paid \$ 145
DCN 2203462290001 ARTI
---FILED---
12/10/2020


Deputy Secretary of State

A True Copy When Attested By Signature

Deputy Secretary of State

Pursuant to 13-C MRSA §202 and/or §1803, the undersigned executes and delivers the following Articles of Incorporation:

FIRST: The name of the corporation is Therault Chiropractic & Associates P.C.

SECOND: ("X" only if applicable)

This is a professional corporation**formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

Medical services

(type of professional services)

THIRD: ("X" only if applicable)

This is a benefit corporation formed pursuant to 13-C MRSA §1803. This election has been adopted by at least the minimum status vote as defined in 13-C MRSA §1802.7.

FOURTH: The Clerk is a: (select either a Commercial or Noncommercial Clerk – Person must be a Maine resident)

Commercial Clerk CRA Public Number: _____

(name of commercial clerk)

Noncommercial Clerk

Drew A. Anderson

(name of noncommercial clerk)

75 Pearl Street, Portland, ME 04101

(physical location, not P.O. Box – street, city, state and zip code)

PO Box 9785, Portland, ME 04104-5085

(mailing address if different from above)

FIFTH: Pursuant to 5 MRSA §108.3, the clerk as listed above has consented to serve as the clerk for this corporation.

SIXTH: ("X" one box only)

There shall be only one class of shares. The number of authorized shares is 10,000.
(Optional) Name of class: Common

There shall be two or more classes or series of shares. The information required by 13-C MRSA §601 concerning each such class and series is set forth in Exhibit ___ attached hereto and made a part hereof.

SEVENTH: ("X" one box only)

The corporation will have a board of directors.

There will be no directors; the business of the Corporation will be managed by shareholders. (13-C MRSA §743)

EIGHTH: (For corporations with directors, each of the following provisions is optional – "X" only if applicable)

The number of directors is limited as follows: not fewer than 1 nor more than 9 directors.
(13-C MRSA §803)

To the fullest extent permitted by 13-C MRSA §202.2.D, a director shall have no liability to the Corporation or its shareholders for money damages for an action taken or a failure to take an action as a director.

Except as otherwise specified by contract or in its bylaws, the Corporation shall in all cases provide indemnification (including advances of expenses) to its directors and officers to the fullest extent permitted by law.
(13-C MRSA §§202, 857 and 859)

NINTH: ("X" only if applicable)

The Corporation elects to have preemptive rights as defined in 13-C MRSA §641.

TENTH: ("X" only if applicable)

Additional provisions of these Articles of Incorporation are set forth in Exhibit A attached hereto and made a part hereof. (13-C MRSA §202 and 13-C MRSA §1811)

ELEVENTH: Name and address of additional Incorporators is set forth on Exhibit ___ attached hereto.

Dated 12/8/20

*By *Drew Anderson*
(original written signature)

Drew A. Anderson
(type or print name of incorporator)

**The professional corporation name must contain one of the following: "chartered," "professional corporation," "professional association" or "service corporation" or the abbreviation "P.C.," "P.A." or "S.C.". Examples of professional service corporations are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7.)

*These articles must be dated and executed pursuant to 13-C MRSA §121.5. by an incorporator.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to: **Secretary of State**
Division of Corporations, UCC and Commissions
101 State House Station, Augusta, ME 04333-0101
Telephone Inquiries: (207) 624-7752 Email Inquiries: CEC.Corporations@Maine.gov

Theriahult Chiropractic & Associates P.C.

EXHIBIT A

TO

ARTICLES OF INCORPORATION

1. Consistent with §602(1), and other relevant provisions of the Maine Business Corporation Act, the Board of Directors is authorized without shareholder approval to determine the rights and preferences of any series or class of stock.

TOWN OF GORHAM

APPLICATION FOR MASSAGE ESTABLISHMENT LICENSE

THIS BOX FOR MUNICIPAL USE ONLY			
Date of Application	<u>1/27/21</u>	Agenda Date	<u>3/2/21</u>
Date Fee Paid	<u>1/27/21</u>	New	Renewal <input checked="" type="checkbox"/>
		License # <u>2104</u>	
Taxes	Account #	Paid	
Real Estate	_____	_____	
Personal Prop.	_____	_____	
		FEE:	
		<u>MASSAGE THERAPIST</u>	<u>\$ 50.00</u>
		<u>MASSAGE ESTABLISHMENT</u>	<u>\$ 75.00</u>
		<u>COMBINED LICENSE</u>	<u>\$100.00</u>
		<u>CONDITIONAL LICENSE</u>	<u>\$ 50.00</u>
		<u>REQUIRED BACKGROUND CHECK</u>	<u>\$ 31.00</u>
MAP	LOT <u>/</u>	ZONING	CERT. OF OCCUPANCY ISSUED
CODE ENFORCEMENT OFFICER		CHIEF OF POLICE	
APPROVED <u>[Signature]</u>		APPROVED <u>CEB</u>	
DISAPPROVED _____		DISAPPROVE _____	
COMMENT _____		COMMENT _____	
HEALTH OFFICER (if requested by CEO)			
APPROVED <u>EA</u>			
DISAPPROVED _____			
COMMENT _____			

APPLICANT INFORMATION (Please submit 2 current photos)

Berks Elizabeth Marie
 Applicant Name: Last, First, Middle

207-653-8148
 Home Phone # Business Phone #

DATE OF BIRTH [Redacted] SEX: M F

Other names ever used by Applicant

14 Glenwood Ave Gorham Me 04038
 Residence Address Mailing Address (if different)

Applicants State Identification #: MT 759

Conditional Therapist Only: Name of licensed supervisor

Name and address of Massage Establishment: Liz Berks Licensed Massage Therapist
12 Elm Street Gorham Me

If premises upon which therapeutic massage establishment is located are not owned by applicant please give owners name and address: Sue Chard 17 Sabbady Pt Road Windham
04062

Business Type-circle one: Sole Proprietor / Association / Partnership / Corporation

If applicable, please attach Articles of Association and By-Laws; evidence of existence of Partnership; or Articles of Incorporation and Corporate By-Laws.

For Massage Establishment Licenses Only: Please attach a list of all business owners, officers, managers, and/or partners and their current residence address during the three years immediately preceding the date of this application. Name and address of Establishment Supervisor: _____

Does applicant, or any officer of a corporate applicant, or any partner of a partnership applicant, or any person having an actual ownership interest or management authority in this business, have any arrests or convictions for any offenses, other than traffic violations, during the past five years? Yes _____ No _____

If yes:	YEAR	OFFENSE	LOCATION	DISPOSITION
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

TURN OVER AND COMPLETE BACK



State of Maine
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
MASSAGE THERAPY PROGRAM

License Number MT759

Be it known that

ELIZABETH M. BERKS

has qualified as required by Title 32 MRS Chapter 127 and is licensed as:

MASSAGE THERAPIST

ISSUE DATE
December 28, 2020

Anne L. Head
Commissioner

EXPIRATION DATE
December 31, 2021

AUTHORIZATION TO RELEASE INFORMATION

I, Elizabeth Berk, being an applicant seeking a therapeutic
(Applicant's printed name)
massage establishment/combined establishment or massage therapist license from the Town of
Gorham, do hereby direct you to release to the Gorham Police Department or its representative
any and all information you have, and copies of records with any reference to, my criminal record.
A copy of this authorization will be as effective as any original. This release will expire 60 days
after the date signed.

I hereby affirm that I have read the above directive and release in its entirety and fully
understand it.

Elizabeth Berk
APPLICANT'S SIGNATURE

January 27 2021
DATE

[REDACTED]
APPLICANT'S DATE OF BIRTH

SWORN AND SUBSCRIBED BEFORE ME on this 27 day of January 2021

[Signature]
NOTARY PUBLIC SIGNATURE

NEW APPLICANTIONS FOR MASSAGE THERAPIST AND COMBINED LICENSES: ATTACH ONE OF THE FOLLOWING PROFICIENCY REQUIREMENTS (Check one and attach appropriate documentation)

- ___ Evidence of completion of a formal training course in massage therapy given by a recognized school.
- ___ Evidence of 100 hours of on-the-job training in therapeutic massage performed in the presence of a therapist licensed by the Town of Gorham.
- ___ Evidence of continuous practice as a Massage Therapist for at least one (1) year, accompanied by the written recommendations of at least five (5) therapists licensed by the Town of Gorham, the State of Maine or by a municipality that has enacted Massage Therapist Licensing requirements similar to those of the Town of Gorham.
- ___ Evidence of successful completion of a certified exam given by the AMTA, or another Municipality or State.

CERTIFICATION OF INFORMATION

PLEASE READ AND SIGN

I hereby certify that all statements made in this application are true. I agree and understand that any misstatements or omissions of material fact herein will result in denial of license or revocation of license if one has already been issued.

Further, I hereby certify that I have read the Town of Gorham's Massage Establishment and Massage Therapist Ordinance and I am aware of its requirements.

In addition, I hereby authorize the release of any criminal history record information or driving history record information to the Town Clerk's Office or licensing authority. I understand that this information shall become public record, and I hereby waive any rights of privacy with respect hereto.

Elyse Bess
Signature of Applicant

Jan 27 2021
Date

TOWN OF GORHAM

APPLICATION FOR MASSAGE THERAPIST/ESTABLISHMENT LICENSE

THIS BOX FOR MUNICIPAL USE ONLY			Agenda Date <u>3/2/21</u>	License # 2005 <u>2110</u>
Date of Application <u>12/8/20</u>	Date Fee Paid <u>12/8/20</u>	New <input type="checkbox"/>	Renewal <input checked="" type="checkbox"/>	
Taxes	Account #	Paid		
Real Estate	_____	_____	FEE: <u>MASSAGE THERAPIST</u> \$ 50.00	
Personal Prop.	_____	_____	<u>MASSAGE ESTABLISHMENT</u> \$ 75.00	
			<u>COMBINED LICENSE</u> \$100.00	
			<u>CONDITIONAL LICENSE</u> \$ 50.00	
			<u>REQUIRED BACKGROUND CHECK</u> \$ 31.00	
MAP _____	LOT _____	ZONING _____	CERT. OF OCCUPANCY ISSUED _____	
CODE ENFORCEMENT OFFICER		CHIEF OF POLICE		
APPROVED <u>FA</u>		APPROVED <u>CES</u>		
DISAPPROVED _____		DISAPPROVE _____		
COMMENT _____		COMMENT _____		
HEALTH OFFICER (if requested by CEO)				
APPROVED <u>FA</u>				
DISAPPROVED _____				
COMMENT _____				

APPLICANT INFORMATION (Please submit 2 current photos)

Hayden, Jill Kristin Home Phone # 907-406-7962 Business Phone # 907-406-7962
 Applicant Name: Last, First, Middle
Fawkes DATE OF BIRTH ██████████ SEX: M F

Other names ever used by Applicant

P.O. box 281 Bar Mills, Me 04004
 Residence Address Mailing Address (if different)

Applicants State Identification #: MT 6643

Conditional Therapist Only: Name of licensed supervisor _____

Name and address of Massage Establishment: _____

If premises upon which therapeutic massage establishment is located are not owned by applicant please give owners name and address: 381 main st. unit 3 Gorham, Me 04038 Theriault Chiropractors & Massage of Gorham

Business Type-circle one: Sole Proprietor / Association / Partnership / Corporation

If applicable, please attach Articles of Association and By-Laws; evidence of existence of Partnership; or Articles of Incorporation and Corporate By-Laws.

For Massage Establishment Licenses Only: Please attach a list of all business owners, officers, managers, and/or partners and their current residence address during the three years immediately preceding the date of this application. Name and address of Establishment Supervisor: _____

Does applicant, or any officer of a corporate applicant, or any partner of a partnership applicant, or any person having an actual ownership interest or management authority in this business, have any arrests or convictions for any offenses, other than traffic violations, during the past five years? Yes No

If yes: YEAR	OFFENSE	LOCATION	DISPOSITION

TURN OVER AND COMPLETE BACK

NEW APPLICANTIONS FOR MASSAGE THERAPIST AND COMBINED LICENSES: ATTACH ONE OF THE FOLLOWING PROFICIENCY REQUIREMENTS (Check one and attach appropriate documentation)

- _____ Evidence of completion of a formal training course in massage therapy given by a recognized school.
- _____ Evidence of 100 hours of on-the-job training in therapeutic massage performed in the presence of a therapist licensed by the Town of Gorham.
- _____ Evidence of continuous practice as a Massage Therapist for at least one (1) year, accompanied by the written recommendations of at least five (5) therapists licensed by the Town of Gorham, the State of Maine or by a municipality that has enacted Massage Therapist Licensing requirements similar to those of the Town of Gorham.
- _____ Evidence of successful completion of a certified exam given by the AMTA, or another Municipality or State.

CERTIFICATION OF INFORMATION

PLEASE READ AND SIGN

I hereby certify that all statements made in this application are true. I agree and understand that any misstatements or omissions of material fact herein will result in denial of license or revocation of license if one has already been issued.

Further, I hereby certify that I have read the Town of Gorham's Massage Establishment and Massage Therapist Ordinance and I am aware of its requirements.

In addition, I hereby authorize the release of any criminal history record information or driving history record information to the Town Clerk's Office or licinsing authority. I understand that this information shall become public record, and I hereby waive any rights of privacy with respect hereto.

Signature of Applicantant

Date

Joe Hayden

12/5/20

AUTHORIZATION TO RELEASE INFORMATION

I, Jill Kristin Hayden, being an applicant seeking a therapeutic
(Applicant's printed name)
massage establishment/combined establishment or massage therapist license from the Town of
Gorham, do hereby direct you to release to the Gorham Police Department or its representative
any and all information you have, and copies of records with any reference to, my criminal record.
A copy of this authorization will be as effective as any original. This release will expire 60 days
after the date signed.

I hereby affirm that I have read the above directive and release in its entirety and fully
understand it.

Jill Hayden
APPLICANT'S SIGNATURE

12/5/20
DATE

1/23/88 [REDACTED] / [REDACTED]
APPLICANT'S DATE OF BIRTH

SWORN AND SUBSCRIBED BEFORE ME on this 8 day of Jan. 2020

[Signature]
NOTARY PUBLIC SIGNATURE

Laurie K. Nordfors
Notary Public
State of Maine
My Commission Expires 12-23-2023



State of Maine

**DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
MASSAGE THERAPY PROGRAM**

License Number MT6643

Be it known that

JILL KRISTIN HAYDEN

has qualified as required by Title 32 MRS Chapter 127 and is licensed as:

MASSAGE THERAPIST



Anne L. Head

Commissioner

ISSUE DATE
May 7, 2020

EXPIRATION DATE
May 31, 2021

SOUTHEASTERN SCHOOL OF NEUROMUSCULAR AND MASSAGE THERAPY, INC.

Jacksonville, FL

Charlotte, NC

Charleston, SC

Greenville, SC

Columbia, SC

This verifies that

Jill Kristin Hayden

has successfully completed the requirements of the prescribed course of study in MASSAGE THERAPY as set forth by the North Carolina Board of Community Colleges and is eligible for National Certification/N.C. Licensure (minimum 500 hours). In witness thereof we have unto subscribed our names and set our seal on this day of: May 26, 2000



Kimberly Williams
Director

M. R. L. W.
Director

Online Rights to use for NATIONAL CERTIFICATION EXAM administered by



NATIONAL EDUCATION BOARD FOR THERAPEUTIC MASSAGE & BODYWORK
2001 Oronoke Drive, Suite 200, Malvern, VA 22641 703-680-9813

LICENSED AS A SECRETARY SCHOOL BY



NORTH CAROLINA COMMUNITY COLLEGE SYSTEM
200 West Main Street, Raleigh, NC 27603 919-733-7051





TOWN OF GORHAM

APPLICATION FOR MASSAGE THERAPIST/ESTABLISHMENT LICENSE

THIS BOX FOR MUNICIPAL USE ONLY

Date of Application 1/2/21 Agenda Date 3/2/21 License # 2111
 Date Fee Paid 1/7/21 New ~~Renewal~~

Taxes	Account #	Paid	
Real Estate	_____	_____	
Personal Prop.	_____	_____	

FEE:	MASSAGE THERAPIST	\$ 50.00
	MASSAGE ESTABLISHMENT	\$ 75.00
	COMBINED LICENSE	\$100.00
	CONDITIONAL LICENSE	\$ 50.00
	REQUIRED BACKGROUND CHECK	\$ 31.00

MAP _____ LOT _____ ZONING _____ CERT. OF OCCUPANCY ISSUED _____

CODE ENFORCEMENT OFFICER	CHIEF OF POLICE
APPROVED <u>TA</u>	APPROVED <u>CES</u>
DISAPPROVED _____	DISAPPROVE _____
COMMENT _____	COMMENT _____

HEALTH OFFICER (if requested by CEO)

APPROVED TA
 DISAPPROVED _____
 COMMENT _____

APPLICANT INFORMATION (Please submit 2 current photos)

McClave, Jan Patrick
 Applicant Name: Last, First, Middle

207-748-0665 Home Phone # 207-700-6265 Business Phone #

Other names ever used by Applicant _____ DATE OF BIRTH ██████████ SEX: M F

8 Autumn st Libby Falls, ME 04252
 Residence Address _____ Mailing Address (if different) _____

Applicants State Identification #: _____ **Conditional Therapist Only:** Name of licensed supervisor _____

Name and address of Massage Establishment: Therapeutic Chiropractic & Massage of Gorham
381 Main St unit 3 Gorham

If premises upon which therapeutic massage establishment is located are not owned by applicant please give owners name and address: Kim Duse

Business Type-circle one: Sole Proprietor / Association / Partnership / Corporation

If applicable, please attach Articles of Association and By-Laws; evidence of existence of Partnership; or Articles of Incorporation and Corporate By-Laws.

For Massage Establishment Licenses Only: Please attach a list of all business owners, officers, managers, and/or partners and their current residence address during the three years immediately preceding the date of this application. Name and address of Establishment Supervisor: _____

Does applicant, or any officer of a corporate applicant, or any partner of a partnership applicant, or any person having an actual ownership interest or management authority in this business, have any arrests or convictions for any offenses, other than traffic violations, during the past five years? Yes No

If yes:	YEAR	OFFENSE	LOCATION	DISPOSITION

TURN OVER AND COMPLETE BACK

NEW APPLICATIONS FOR MASSAGE THERAPIST AND COMBINED LICENSES: ATTACH ONE OF THE FOLLOWING PROFICIENCY REQUIREMENTS (Check one and attach appropriate documentation)

- Evidence of completion of a formal training course in massage therapy given by a recognized school.
- Evidence of 100 hours of on-the-job training in therapeutic massage performed in the presence of a therapist licensed by the Town of Gorham.
- Evidence of continuous practice as a Massage Therapist for at least one (1) year, accompanied by the written recommendations of at least five (5) therapists licensed by the Town of Gorham, the State of Maine or by a municipality that has enacted Massage Therapist Licensing requirements similar to those of the Town of Gorham.
- Evidence of successful completion of a certified exam given by the AMTA, or another Municipality or State.

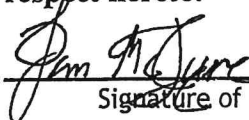
CERTIFICATION OF INFORMATION

PLEASE READ AND SIGN

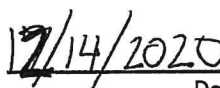
I hereby certify that all statements made in this application are true. I agree and understand that any misstatements or omissions of material fact herein will result in denial of license or revocation of license if one has already been issued.

Further, I hereby certify that I have read the Town of Gorham's Massage Establishment and Massage Therapist Ordinance and I am aware of its requirements.

In addition, I hereby authorize the release of any criminal history record information or driving history record information to the Town Clerk's Office or licensing authority. I understand that this information shall become public record, and I hereby waive any rights of privacy with respect hereto.



Signature of Applicant



Date



This Certifies That

Jan P. McGuire

*Having successfully completed the prescribed course of instruction in
Therapeutic Massage
as developed and taught by this school and thus having shown proficiency is hereby awarded this*

Diploma

July 20, 2019



Nancy Dail

Nancy Dail Director

AUTHORIZATION TO RELEASE INFORMATION

I, Ian McClure, being an applicant seeking a therapeutic
(Applicant's printed name)
massage establishment or combined establishment/massage therapist license from the Town of
Gorham, do hereby direct you to release to the Gorham Police Department or its representative
any and all information you have, and copies of records with any reference to, my criminal record.
A copy of this authorization will be as effective as any original. This release will expire 60 days
after the date signed.

I hereby affirm that I have read the above directive and release in its entirety and fully
understand it.

Ian McClure
APPLICANT'S SIGNATURE

1/13/2021
DATE

[REDACTED]
APPLICANT'S DATE OF BIRTH

SWORN AND SUBSCRIBED BEFORE ME on this 13 day of January 2021

Laurie K. Nordfors
NOTARY PUBLIC SIGNATURE

Laurie K. Nordfors
Notary Public
State of Maine
My Commission Expires 12-23-2023

TOWN OF GORHAM

APPLICATION FOR MASSAGE THERAPIST/ESTABLISHMENT LICENSE

THIS BOX FOR MUNICIPAL USE ONLY

Date of Application 1/26/21 Agenda Date 3/2/21 License # 2112
 Date Fee Paid 1/26/2021 New Renewal

Taxes Account # Paid
 Real Estate _____
 Personal Prop. _____

FEE: MASSAGE THERAPIST \$ 50.00 ✓
 MASSAGE ESTABLISHMENT \$ 75.00
 COMBINED LICENSE \$100.00
 CONDITIONAL LICENSE \$ 50.00
 REQUIRED BACKGROUND CHECK \$ 31.00 ✓

MAP _____ LOT _____ ZONING _____ CERT. OF OCCUPANCY ISSUED _____

CODE ENFORCEMENT OFFICER
 APPROVED FA
 DISAPPROVED _____
 COMMENT _____

CHIEF OF POLICE
 APPROVED CES
 DISAPPROVE _____
 COMMENT _____

HEALTH OFFICER (if requested by CEO)
 APPROVED FA
 DISAPPROVED _____
 COMMENT _____

APPLICANT INFORMATION (Please submit 2 current photos)
Weisheit, Mary Elizabeth Home Phone # 207-590-4155
 Applicant Name: Last, First, Middle Business Phone # _____

Graves and Walters DATE OF BIRTH [REDACTED] SEX: M F

Other names ever used by Applicant _____
154 Summer St Kennebunk Maine 04043
 Residence Address Mailing Address (if different) _____

Applicants State Identification #: MT 1154
 Conditional Therapist Only: Name of licensed supervisor _____

Name and address of Massage Establishment: Therault Chiropractic & Massage

If premises upon which therapeutic massage establishment is located are not owned by applicant please give owners name and address: Heather Therault 381 Main Street Unit 3 Gorham, Me 04038

Business Type-circle one: Sole Proprietor / Association / Partnership / Corporation

If applicable, please attach Articles of Association and By-Laws; evidence of existence of Partnership; or Articles of Incorporation and Corporate By-Laws.

For Massage Establishment Licenses Only: Please attach a list of all business owners, officers, managers, and/or partners and their current residence address during the three years immediately preceding the date of this application. Name and address of Establishment Supervisor: _____

Does applicant, or any officer of a corporate applicant, or any partner of a partnership applicant, or any person having an actual ownership interest or management authority in this business, have any arrests or convictions for any offenses, other than traffic violations, during the past five years? Yes No

If yes:	YEAR	OFFENSE	LOCATION	DISPOSITION
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

TURN OVER AND COMPLETE BACK

NEW APPLICATIONS FOR MASSAGE THERAPIST AND COMBINED LICENSES: ATTACH ONE OF THE FOLLOWING PROFICIENCY REQUIREMENTS (Check one and attach appropriate documentation)

- Evidence of completion of a formal training course in massage therapy given by a recognized school.
- Evidence of 100 hours of on-the-job training in therapeutic massage performed in the presence of a therapist licensed by the Town of Gorham.
- Evidence of continuous practice as a Massage Therapist for at least one (1) year, accompanied by the written recommendations of at least five (5) therapists licensed by the Town of Gorham, the State of Maine or by a municipality that has enacted Massage Therapist Licensing requirements similar to those of the Town of Gorham.
- Evidence of successful completion of a certified exam given by the AMTA, or another Municipality or State.

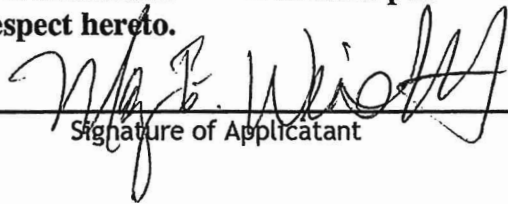
CERTIFICATION OF INFORMATION

PLEASE READ AND SIGN

I hereby certify that all statements made in this application are true. I agree and understand that any misstatements or omissions of material fact herein will result in denial of license or revocation of license if one has already been issued.

Further, I hereby certify that I have read the Town of Gorham's Massage Establishment and Massage Therapist Ordinance and I am aware of its requirements.

In addition, I hereby authorize the release of any criminal history record information or driving history record information to the Town Clerk's Office or licensing authority. I understand that this information shall become public record, and I hereby waive any rights of privacy with respect hereto.



Signature of Applicant

1-12-21

Date

Ridge Technical Center



THIS CERTIFICATE HAS BEEN AWARDED TO

MARY E. GRAVES

FOR SATISFACTORILY COMPLETING THE OCCUPATIONAL
COMPETENCIES SO INDICATED ON THE REVERSE SIDE OF
THIS CERTIFICATE IN THE PROGRAM OF

Massage

ISSUED THIS 20th DAY OF December 1995

Carl Tracy

DIRECTOR

Diana M. Keenan

INSTRUCTOR



Town of Gorham Community Development

Thomas M. Poirier, *Director of Community Development*

tpoirier@gorham.me.us

Carol Eyerman, *Town Planner*

ceverman@gorham.me.us

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038 Tel: 207-222-1620 / Fax: 207-839-4793

TO: Town Council Ordinance Committee
Ephrem Paraschak, Town Manager

FROM: Thomas M. Poirier, Director of Community Development

SUBJECT: Village Expansion Areas

DATE: FEBRUARY 8, 2021

IMP

The Town Council has forwarded to the Ordinance Committee a request to review the Village Expansion Area per the Town's 2016 Comprehensive Plan and make a recommendation back to the Town Council. Below is excerpt information from the Town's adopted Comprehensive Plan regarding the Village Expansion Area which outlines density, uses, and standards.

- **Village Expansion Area**

- **Location** – The Village Expansion Area includes the area on the fringe of Little Falls Village and extending along the Gray Road corridor toward Gorham Village. It also includes an area to the south of Gorham Village extending from the village bypass to the New Portland Road area. Most of this area is currently included in the Development Transfer Overlay District.
- **Allowed Uses** – The allowed uses in the Village Expansion Area should include the same general types of uses allowed in the Village Residential Area. This includes a range of residential uses (single-family, two-family, and multi-family), accessory apartments, retirement housing and elderly-care facilities, municipal and community uses, institutional uses, and bed and breakfast establishments.
- **Development Standards** – The development standards in the Village Expansion Area should allow for moderate-density residential development as well as higher density-residential development through the use of the development transfer provisions. The base density for residential development should be set at two units per net acre with public sewerage and one unit per net acre with on-site sewage disposal. The standards should allow a density of up to eight units per net acre with development transfer provided that the development uses public sewerage. In

Village Expansion – Urban Residential Expansion District

addition, the variable density provisions for small units should apply (see Section C.7. Small Dwelling Units).

The base minimum lot size requirements should be 20,000 SF with public sewerage and 40,000 SF with on-site sewage disposal. The minimum lot size with development transfer can be reduced to 6,000 SF. The base minimum lot frontage requirement should be 100 feet with public sewerage and 150 feet with on-site disposal. If development transfer is utilized, the minimum lot frontage should be reduced to 60 feet.

In addition to the space and bulk standards, developments utilizing development transfer should be required to meet additional design standards to assure that the overall development and individual homes are designed with a “village character”.

The proposed creation of the Village Expansion area is a rather large rezone encompassing about 800 +/- parcels in 2 areas: the area around Gorham Little Falls and the area around South Street near the Gorham By-pass and the CMP electrical transmission corridor. See map on page 5, the four different colors are the area to be rezoned.

To keep the public process manageable for the proposed rezone due to the large number of parcels being converted to the new district, staff recommends that the proposed rezone be completed in 4 sections. Section 1 – Area to the North and West of Gorham Little Falls (blue), Section 2 – Area to the East of South Street toward New Portland Road (orange), Section 3 – The area South of the Little River (green), and Section 4 – The area to the West of South Street toward the By-pass (brown).

Below is a draft zoning district staff put together to meet the comprehensive vision as outlined in the Comprehensive plan. Staff is recommending a slight change in title from Village Expansion District to the Urban Residential Expansion District. This type of change is allowed under State rules for Comprehensive Plan implementation as long as the overall location, allowed uses, and development standards conform to the Future Land Use Plan.

Proposed Language:

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.

Village Expansion – Urban Residential Expansion District

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.

Village Expansion – Urban Residential Expansion District

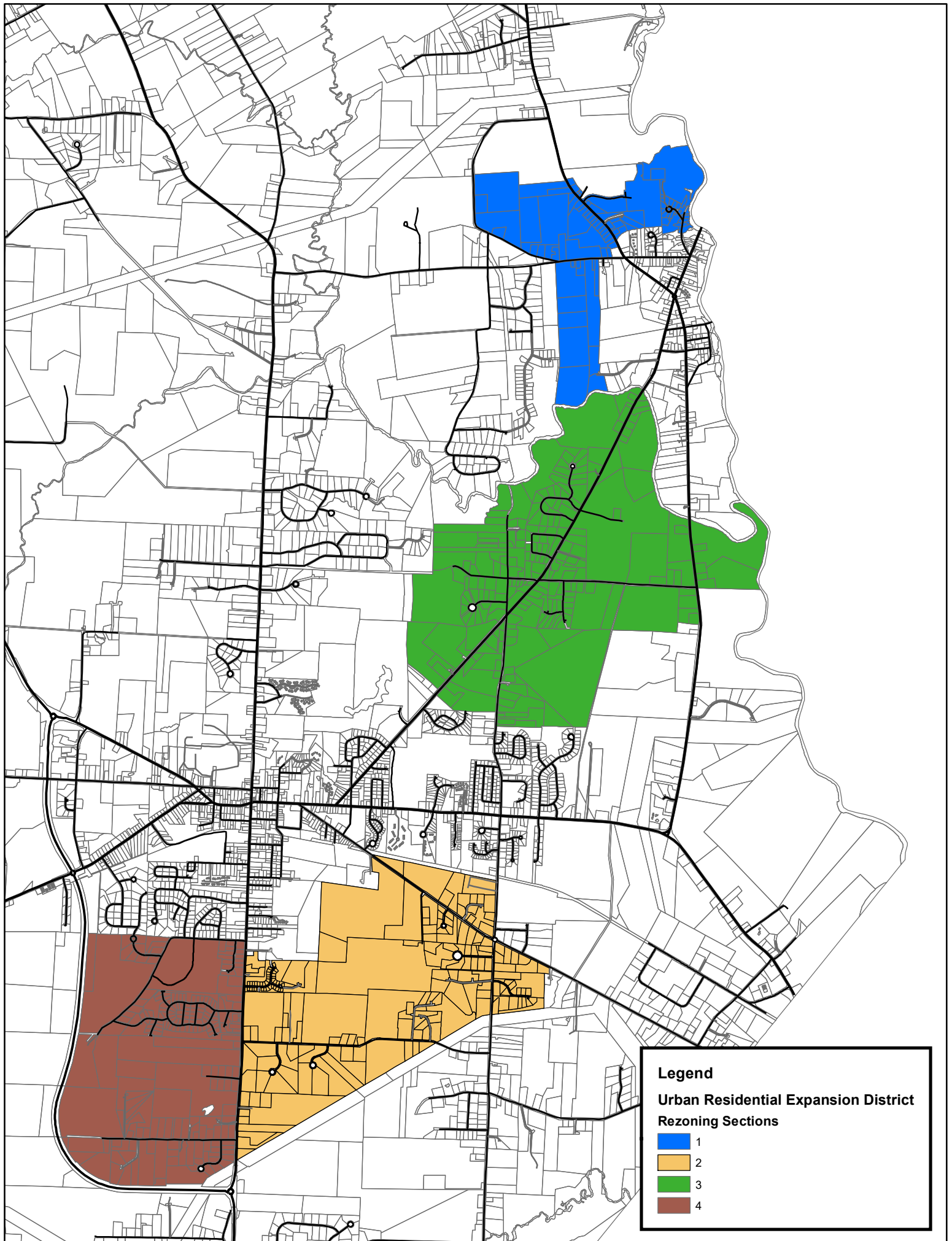
* The net residential density identified under Section 1-5 Definitions shall be used to calculate the maximum number of dwelling units that can be placed on a parcel. Each lot in a subdivision shall have the minimum area per dwelling unit for the number of dwelling units proposed to be on a given lot.

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 road network shall be completed in a grid style to ensure 2 points of connection on roads. The Planning Board may waive the 2 point connection for a portion of the development if the Planning Board finds that no other alternate road network is possible with 2 points of connection and it would be a financial hardship to make the 2nd road 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.



2021 - 2022 BOARDS AND COMMITTEES APPOINTMENTS

RECOMMENDED BY THE APPOINTMENTS COMMITTEE

NAME	BOARD OR COMMITTEE
JIM ANDERSON	PLANNING BOARD
VINCENT GRASSI	PLANNING BOARD
CHRISTOPHER KELLEY	GEDC
SARAH JACKSON	GEDC
ERIN FLETT	GEDC
MARK CURTIS	GEDC
ANTHONY BUTTS	BOARD OF APPEALS
CHRISTINE DYKE	FAIR HEARING BOARD
ERNIE WELLS	CONSERVATION COMMISSION
GEORGE VERCELLI	CONSERVATION COMMISSION
LINDA FRINSKO	BOARD OF TRUSTEES-BAXTER MEMORIAL LIBRARY
NANCY KENTY	BOARD OF TRUSTEES-BAXTER MEMORIAL LIBRARY
MARSHA WEEKS TRAIL	HISTORIC PRESERVATION COMMITTEE
TYLER GOWEN	HISTORIC PRESERVATION COMMITTEE
BOARD OF ASSESSMENT REIVEW	COREY NOEL
EDWARD DOYLE	REVOLVING LOAN FUND COMMITTEE
PHIL GAGNON	REVOLVING LOAN FUND COMMITTEE