

**TOWN MANAGER'S AGENDA NOTES
GORHAM TOWN COUNCIL
REGULAR MEETING
March 12, 2024**

**Public hearing #1
On item #2024 3-1**

Public hearing to hear comments on a proposal to issue a renewal Medical Marijuana License to Tanner Brown, Threshold LLC, 11E Gorham Industrial Parkway. Property owned by 11E Gorham Industrial Parkway LLC. (Admin. Spon.)

Staff report a complete application.

**Public hearing #2
On Item #2022-08-2**

Public hearing to hear comments on a proposal to amend the Land Use and Development Code to add a new Pedestrian Overlay District and proposed amendments to existing ordinance sections to include pedestrian/sidewalk standards. (Admin. Spon.)

Public hearing #2 and the associated order created a new pedestrian overlay map that outlines contributions by development for sidewalk improvements. The zone attempts to better regulate where pedestrian sidewalk extensions make sense and adjusts the requirements for contributions into the transportation system.

Item # 2024-3-2

Action to consider adopting a resolution in recognition of Gorham High School's *Mamma Mia!* production. (Councilor Siegel Spon.)

This item formally adopts a resolution recognizing the outstanding performance of Gorham High School's *Mamma Mia!* Musical production.

Item #2024-3-3

Action to consider adopting a new Robie Park Master Plan. (Councilor Philips Spon.)

Item 2024-3-3 formally adopts the Robie Park Master Plan as recommended by the Robie Park Steering Committee. The Robie Park Steering Committee worked with a consultant to design a master plan for the park through a public input process. The Town Council's approval of this plan will set a framework for the park moving forward and could be modified in the future as minor changes need to be addressed.

Item #2024-3-4

Action to consider 2024-2025 Board and Committee appointments. (Appointment Committee Spon.)

This item appoints a slate of committee members as recommended by the Town Council Appointments Committee.

Item #2024-3-5

Action to consider formally becoming a member community of Greater Portland METRO. (Councilor Wilder Cross Spon.)

Item 2024-3-5 formally allows Gorham to become a member community of Greater Portland METRO for bus service. The order stipulates that METRO provide Gorham with two weighted board seats rather than one to be more in line with communities in METRO with similar bus routes, ridership, and population. The Husky Line will continue if Gorham becomes a member. If Gorham does not join, the Husky Line stops outside of USM will be discontinued. USM recently signed a new agreement with METRO for service. Should USM stop using METRO for transportation service, Gorham would need to make up that difference to continue the bus line; however, Gorham could leave METRO at any time. Any debt incurred by METRO during Gorham's tenure would need to be repaid at the percentage of Gorham's METRO service level should the Town ever leave the METRO system.

The presentation from the METRO workshop is included.

Item #2024-3-6

Action to consider rezoning Map 8, Lot 10 from the Urban Residential Expansion District to the South Gorham Crossroads District. (Councilor Philips Spon.)

Item 2024-3-6 sends to the Planning Board rezoning a large parcel near Newton Drive from Urban Residential Expansion to the South Gorham Crossroads District to open up more opportunities for a mixed use, age-restricted development. A map of the area is attached, as well as a letter from BH2M.

Item #2024-3-7

Action to consider authorizing the Town Manager to execute an amendment to the Purchase & Sale Agreement with Core X Complete Maine Propco LLC and clear a portion of Map 30, Lot 1 as designated on their site plan approval. (Councilor Philips Spon.)

Item 2024-3-7 authorizes the Town Manager to execute an extension to the due diligence period for the purchase and sale agreement with Core X for a large cold storage facility off Main Street on the Town's industrial property. The order also authorizes the manager to execute an agreement that allows for the clearing of the property that needs to happen by April 14th. The extension for the purchase and sale

agreement is until October 1st 2024 and also allows Core X to work through user agreements and final financing. Permitting has already been completed for the project, and once the developer is ready to close on the property, construction can commence.

Staff recommend the extension and allowing the clearing of the lot to maximize continued progress on this large commercial project.

Item #2023-2-7

Action to consider amending home occupation standards in the Land Use & Development Code to increase economic development opportunities. (Ordinance Committee Spon.)

This item establishes a Village Home Occupation District and amends the LUDC to allow for specific standards for that district.

Item #2023-10-11

Action to consider Main Street Sewer Impact Fees for the purposes of expanding water and sewer availability in the Town of Gorham where extensions are possible. (Ordinance Committee Spon.)

This item sends to the Planning Board amendments to the LUDC that would institute a sewer impact fee for a section of Main Street on Route 25, from the end of the existing line to Route 237. This impact fee would help recoup some of the costs for the line installation from the CORE X commercial project as well as help extend and promote public sewer in that area of Gorham as it is further developed with commercial and mixed-use properties.

Item #2023-11-15

Action to consider forwarding amendments to the Land Use & Development Code to the Planning Board amending one lot private way provisions. (Ordinance Committee Spon.)

As proposed, this item would remove the requirement that a private way standard road be permitted and built for one backlot. The new language for the LUDC to be reviewed by the Planning Board would allow for private driveways without Planning Board approval to access backlots providing they meet the minimum setback and road frontage requirements.

Item #2024-3-8

Action to consider instructing the Public Works department to repaint two crosswalks on Ballpark Road and Access Road to multicolored pride crosswalks. (Councilor Siegel Spon.)

This item instructs Public Works to paint the crosswalks on Ball Park Road and Access Road that intersect Robie Park with a colorful pride-theme scheme. The order also will permit community involvement should it be logistically feasible and safe for the public.

Item #2024-3-9

Action to consider incorporating a percentage of affordable housing requirements into the Land Use and Development Code. (Councilor Siegel Spon.)

This item instructs the Ordinance Committee to review the Land Use and Development Code to look at adding provisions that would require a defined percentage of residential development to be built as affordable.

Item #2024-3-10

Action to authorize the Town to restore the softball/baseball diamonds located at Great Falls Rec fields for community use. (Councilor Gagnon Spon.)

This item instructs Public Works to make improvements to the ballfields at the Great Falls Elementary School and also permit use by Little League.

Item #2024-3-11

Action to consider writing off bad debt. (Finance Committee Spon.)

This item is administrative in nature and formally writes off two bad checks that are not collectable.

Item #2024-3-12

Action to consider accepting a quit claim deed to resolve a tax foreclosure issue for property located off Brackett Road. (Finance Committee Spon.)

Item 2024-3-12 resolves a tax acquired property issue. A small, wetland lot was purchased by an abutter on Brackett Road years ago as tax acquired from the Town. The deed was never recorded and the property owner moved but could not transfer the unbuildable lot to the new owners due to the title issues. The former owner still receives tax notices from the town and the tax acquired nature of the property has been in question. The former owner is willing to transfer the lot to the Town via a quit claim deed and thereby resolve the issue. The former owner would be asked to pay for the legal costs to draft the deed. The Town could then just retain the wetland lot off Brackett Road as .22 acres of open space or sell it to abutters at a later date.

Item #2024-3-13

Action to consider authorizing a June 11, 2024 referendum question to authorize the ordering, and eventual purchase of a new fire engine for the Gorham Fire Department. (Councilor Philips Spon.)

Item 2024-3-13 authorizes a referendum question for the June 11, 2024 to get voter authorization to exceed the \$500,000 charter capital project cap on the purchase of a new fire engine. A memo from the Fire Chief is attached. The Fire Department is looking to replace two pieces of fire apparatus however the Town Manager is recommending only one at this time. One apparatus was decommissioned last year and sold for scrap because a large unrepairable crack in the frame was found. Given the timing with the school budget validation process in 2023 asking the voters to authorize replacement of that apparatus was deferred to 2024. Due to COVID there is now a two-to-three-year delivery backlog on new fire apparatus, although an option may be found sooner, the department needs authorization to at

least order a replacement truck due to the time needed for delivery. Currently as proposed this purchase would be included in the FY25 municipal budget and would not require a bond. If voters approve of the purchase the vehicle will be formally put out to bid and then ordered.

As a side note, post pandemic the cost of new fire apparatus has dramatically increased. The \$875,000 price tag is a no bells and whistles fire engine. It is now not uncommon for ambulances to cost \$400,000 where the last one the Town ordered just before the pandemic cost \$225,000.

Item #2024-3-14

**Action to consider appointing an Economic Development Strategic Plan Steering Committee.
(Councilor Philips Spon.)**

This item appoints members to an Economic Development Strategic Plan Steering Committee who have expressed interest in serving on the committee to the Economic Development Director. The Order would also require the Council to appoint two members and the committee would first start with reviewing RFPs for an economic study that would lay out the Town's potential commercial growth areas for the next fifteen years and would be included in the Town's upcoming comprehensive plan. The original memo from the Economic Development Director given to the Council prior is also attached.

Adjourn.



Public Hearing #1
Item #2024-3-1

154
\$500
\$833.30

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

Adult-Use and Medical Marijuana Licensing Ordinance Section 17, License Fees:
"Licensing fees for adult-use marijuana establishments and medical marijuana businesses shall be paid annually as set forth below. All applications must be submitted with a nonrefundable/nontransferable \$500 application fee and the appropriate Tier fee, as stated below:"

Application Fee: \$500.00

833.30

- Adult-Use Marijuana Manufacturing Facility \$5,000.00
- Adult-Use Marijuana Cultivation Facility:
 - Tier 1 (0 to 500 SF of plant canopy) \$1,000
 - Tier 2 (501 to 2,000 SF of mature plant canopy) \$1,500
 - Tier 3 (2,001 to 7,000 SF of mature plant canopy) \$2,500
 - Tier 4 (> 7,000 SF of mature plant canopy) \$5,000
- Adult-Use Nursery Cultivation Facility (plant canopies of individual Nursery Cultivations are capped at 1,000 SF, subject to the requirements and restrictions of State law.) \$1,000
- Adult-Use Marijuana Testing Facility \$3,000

- Medical Marijuana Caregiver (Non-Home Occupation):
 - Tier 1 (0 to 500 SF of plant canopy) \$1,000
 - Tier 2 (501 to 2,000 SF of mature plant canopy) \$1,500
 - Tier 3 (2,001 to 7,000 SF of mature plant canopy) \$2,500
 - Tier 4 (> 7,000 SF of mature plant canopy) \$5,000
- Medical Marijuana Manufacturing Facility \$5,000
- Medical Marijuana Testing Facility \$3,000

Renewal applications for adult-use marijuana cultivation licenses may seek an increase to a higher tier if they comply with the requirements in this section and State law.

PROPERTY DESCRIPTION	Parcel IID	Map(s)	12	Lot(s)	26-605	Zoning District:	Rural	<input checked="" type="checkbox"/> Industrial	Olde Canal
	Physical Address	11E Gorham Industrial Parkway Gorham Maine							
PROPERTY OWNER'S INFORMATION	Name	11E Gorham Industrial Parkway LLC PO Box 7022							
	Phone	[REDACTED] Mailing Address Scarborough ME 04070							
	Email	[REDACTED]							
APPLICANT'S INFORMATION IF DIFFERENT FROM OWNER	Name	Tanner Brown		Name of Business		Threshold LLC			
	Phone	207-838-6381		Mailing Addresses:		11 Starbird Road			
	Email	threshold11c1@gmail.com		Residential And Business		Scarborough ME 04074			
BUSINESS INFORMATION	Owner's Name(s)	Tanner Brown		Mailing Address		11 Starbird Road			
	Phone	207-838-6381				Scarborough ME 04074			
	Email	threshold11c1@gmail.com							

Documentation to be provided with application. All documentation must be provided at time of application submission.
<ul style="list-style-type: none"> E Recent passport style photograph E Applicant's driver's license E Sketch showing building footprint, interior layout, and parking plan. E Copy of tax map showing property lines, and property lines of other properties within 1,000 feet.
<ul style="list-style-type: none"> E Copy of tax map showing pre existing public or private school with 750 feet of the property. E Operating Plan that addresses wastewater, disposal of solid waste, ventilation and odor, parking, and landscaping. (see Section 10, Subsection 7) E Copy of State of Maine conditional license
<p>Section 10 Standards for license General: 2. Adult-use marijuana establishments and medical marijuana businesses may not be located on property within seven hundred and fifty (750) feet of the property line of a preexisting public or private school (K12). For the purposes of this Ordinance, "school" includes a public school, private school, or public preschool program as defined in 20-A M.R.S.A. §1, or any other educational facility that serves children from prekindergarten to grade 12. Required setbacks shall be measured as the most direct, level, shortest, without regard to the intervening structures or objects, straight-line distance between the school property line and the property line of the parcel of land on which the adult-use marijuana establishment or medical marijuana business is located. If the adult-use marijuana establishment or medical marijuana business is located within a subdivision, the required setback shall be measured from the front door of the facility to the property line of the school. Presence of a town, city, county, or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the distance requirements of this Section.</p>
<p>For additional information, please review the 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.</p>
ADDITIONAL COMMENTS:

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.

Tanner Brown
 APPLICANT OR AGENT'S SIGNATURE

2/11/24
 DATE

Tanner T. Brown
 PLEASE TYPE OR PRINT NAME

For office use only:		
Code Enforcement Officer Review Comments submitted:	OK	Date 2/26/24
Police Department Review Comments submitted:	OK	Date 2/26/24
Fire Department Review Comments submitted:		Date
Other Staff Comments:	Planning OK	Date 2/12/24
Town Council Decision:	APPROVED/DENIED	Date



Laurie Nordfors <lnordfors@gorham.me.us>

Tanner Brown, Threshold LLC, 11E Gorham Industrial Pky

Carolyn Eyerman <ceyerman@gorham.me.us>

Mon, Feb 12, 2024 at 5:21 PM

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

Cc: Michael Nault <mnault@gorham.me.us>, Christopher Poulin <cpoulin@gorham.me.us>, daniel young <dyoung@gorham.me.us>, Amanda Schmechel <aschmechel@gorham.me.us>, Christopher Sanborn <csanborn@gorham.me.us>, kennie fickett <kfickett@gorham.me.us>, Miles Hutchinson <mhutchinson@gorham.me.us>

The operating plan meets the intent of the ordinance.

[Quoted text hidden]

[Quoted text hidden]



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.



Happy New Year! Thank you for choosing Gorham.

All the best,

Carol

Carol Eyerman, AICP
Town Planner

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

New Hours:
Monday - Thursday 7:00a.m. to 5:00p.m.
Friday - Closed

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

The relationship between urban productivity and urban size has been recognized and studied for a long time. Alonso (1971) developed a model that assumed that both benefits and costs increased with city size, with the benefit curve increasing less and less and the cost curve increasing more and more. Also, when the average potential job-home



Laurie Nordfors <lnordfors@gorham.me.us>

Marijuana License

Miles Hutchinson <mhutchinson@gorham.me.us>

Mon, Feb 26, 2024 at 2:55 PM

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















Cc: Code Permits <codepermits@gorham.me.us>

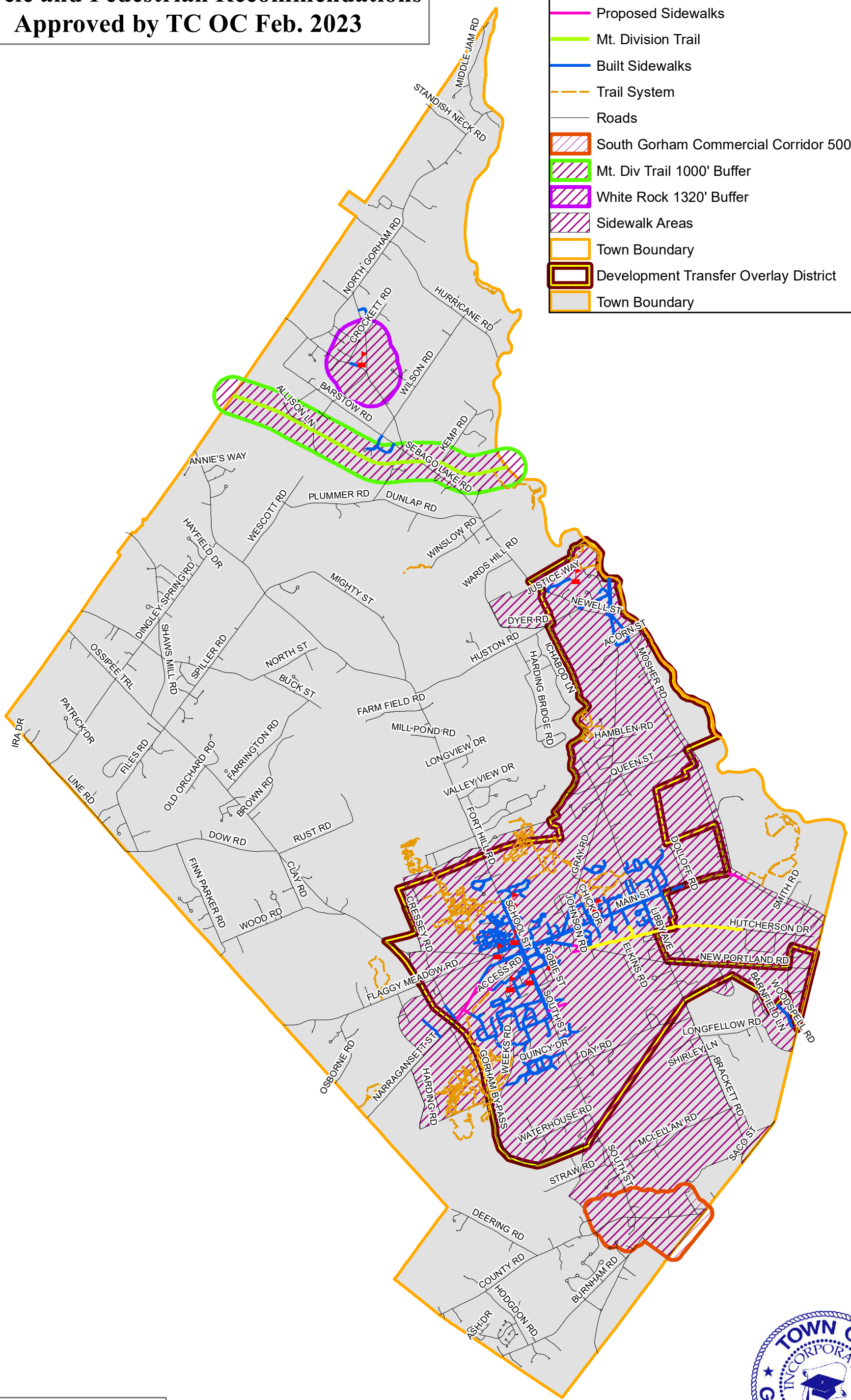
11E Gorham Industrial Parkway space was inspected on 2/22/24 by code enforcement and the fire department with no concerns at this time.



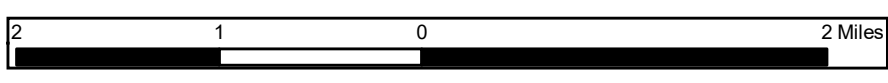
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Comprehensive Plan Implementation: Bicycle and Pedestrian Recommendations Approved by TC OC Feb. 2023

-  Gorham Schools
-  Cross Town Trail
-  Proposed Sidewalks
-  Mt. Division Trail
-  Built Sidewalks
-  Trail System
-  Roads
-  South Gorham Commercial Corridor 500' Buffer
-  Mt. Div Trail 1000' Buffer
-  White Rock 1320' Buffer
-  Sidewalk Areas
-  Town Boundary
-  Development Transfer Overlay District
-  Town Boundary



Produced by **Damon Yakovleff**
Assistant Town Planner
March 2023



LEGEND

- ① Gorham Cooperative Pre-School
- ② Existing Ball Field
- ③ Ball Courts, 84'x 50' each
- ④ Bike Repair Station and Trail Connection
- ⑤ Existing Maintenance Shed and Electrical Equipment
- ⑥ Restrooms
- ⑦ Bike Racks
- ⑧ Bee Hives
- ⑨ Raised Garden Beds
- ⑩ Shaded Picnic Area
- ⑪ Gateway with Educational Signage
- ⑫ Mounded Nature Play Area, 3-4' Max Height
- ⑬ Slide
- ⑭ Water Feature
- ⑮ Toddler Play Area
- ⑯ Swings
- ⑰ 5-9 Year Old Play Area
- ⑱ Cafe Seating
- ⑲ Shade Structure
- ⑳ Existing Woods
- ㉑ Swing Benches
- ㉒ Open Area
- ㉓ Benches
- ㉔ Replanted Area
- ㉕ Loop Trail
- ㉖ Central Walkway
- ㉗ Proposed Sidewalk
- ㉘ Existing Asphalt Walkway
- ㉙ 3-7 Year Old Bike Skills Area
- ㉚ Existing Dugout/Ball Field Buildings
- ㉛ Existing Batting Area



BALL PARK RD

ACCESS RD

LABELED PLAN

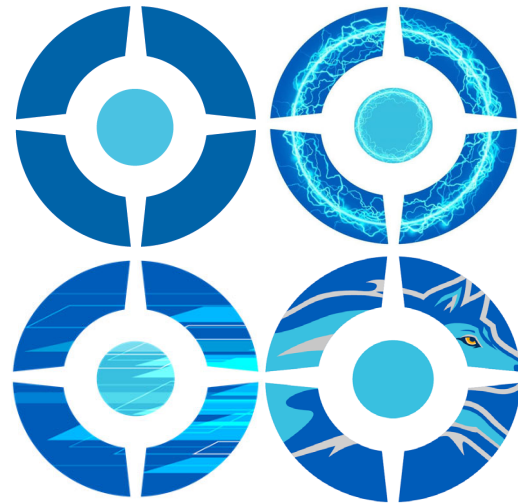


PERSPECTIVE VIEWS

GREATER PORTLAND METRO

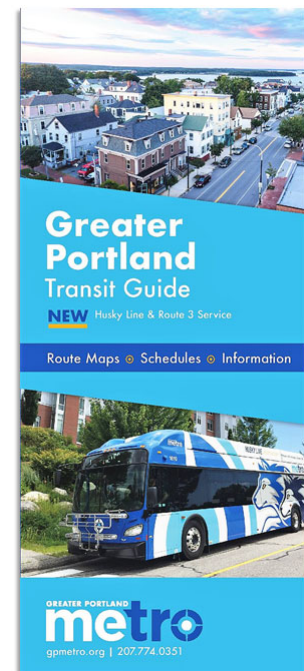
Gorham Town Council

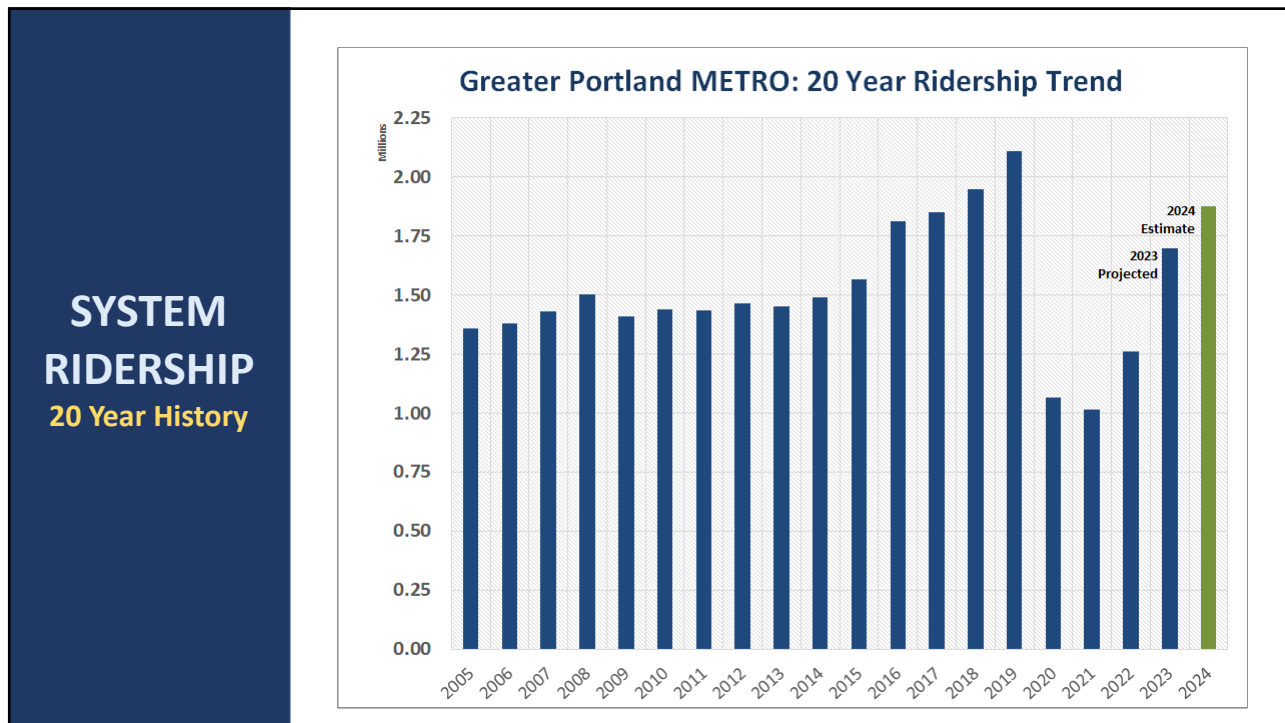
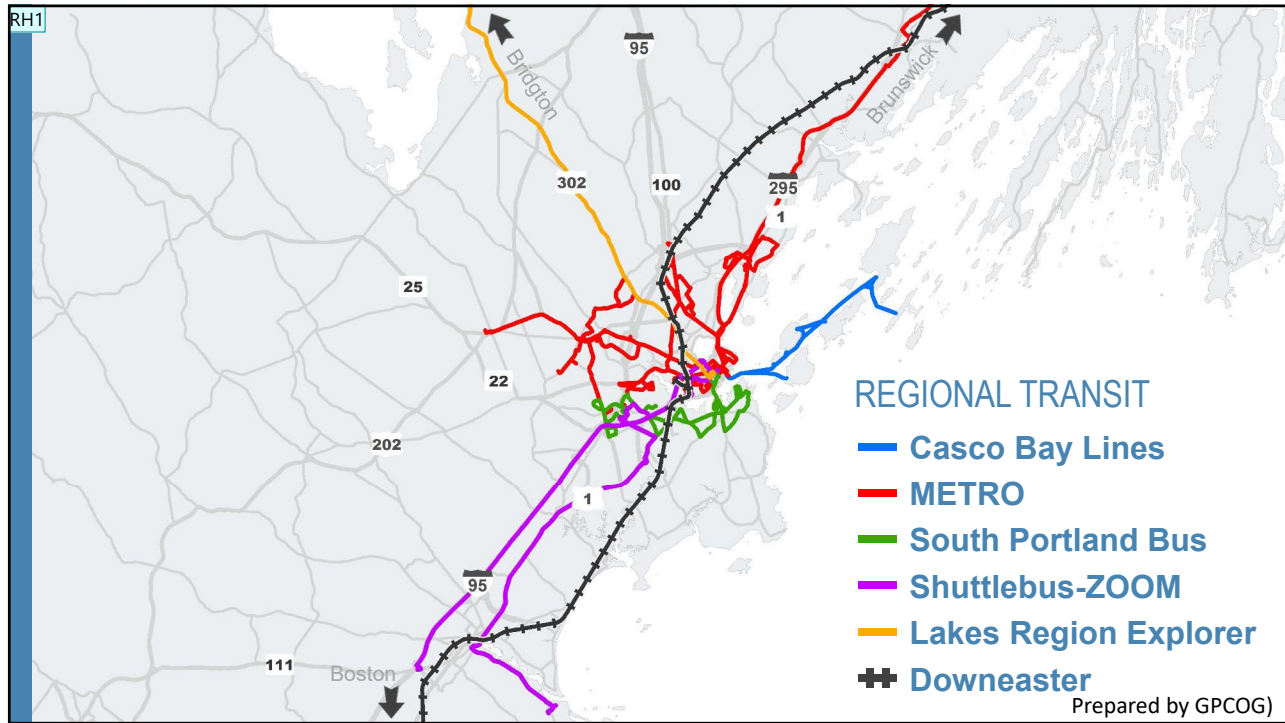
February 13, 2024



METRO OVERVIEW

- Public Sector Regional Transit Agency – Established by state statute.
- Formed in 1966
- Largest of seven (7) regional public transportation agencies.
- Ten (10) bus routes serving eight (8) municipalities: Brunswick, Falmouth, Freeport, Gorham, Portland, South Portland, Westbrook and Yarmouth.
- Board of Directors includes: Brunswick, Falmouth, Freeport, Portland, Westbrook and Yarmouth.
- 44 Bus Fleet (31 diesel; 11 CNG; 2 electric)
- Over 100 employees.





Slide 3

RH1 Transit is a priority for the region. And, we've got great bones.

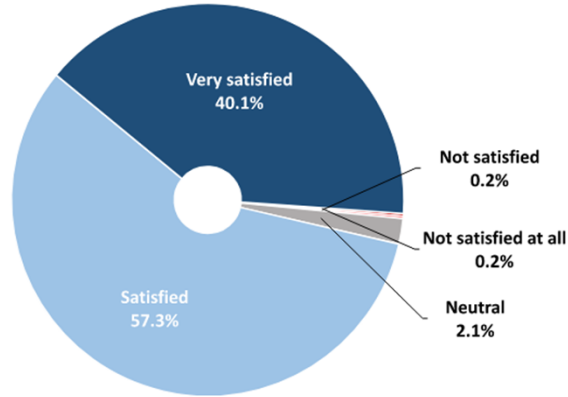
Rick Harbison, 5/19/2020

Rider Survey

2022-23 Rider Survey Summary

Q7: Thinking about your experiences during your entire journey door to door and all your interactions with Metro, how satisfied are you with Metro?

by percentage of riders (excluding "not provided" responses)

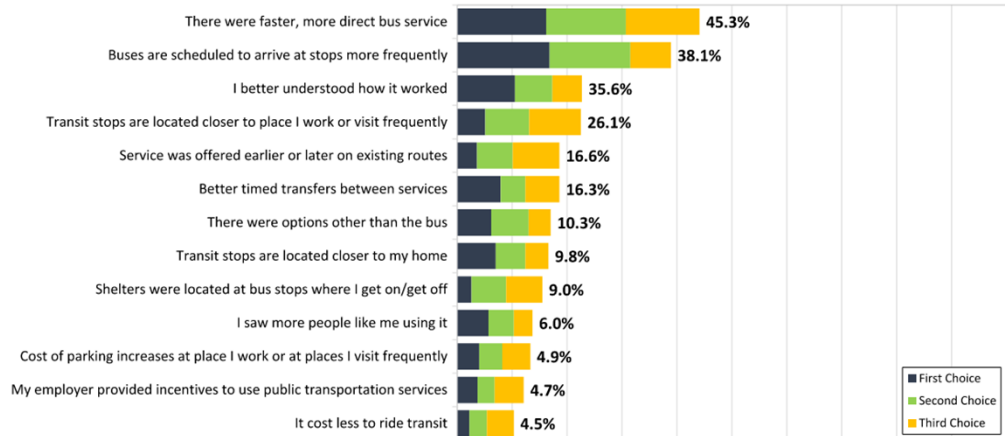


Nonrider Survey

Non-Rider Survey Summary

Q8. Of the items listed in Question 7, which THREE would be MOST LIKELY to cause you to begin using public transportation services in the region?

by sum of respondents top three choices



TRANSIT TOMORROW – PUBLIC PRIORITIES

Public priorities guide our work

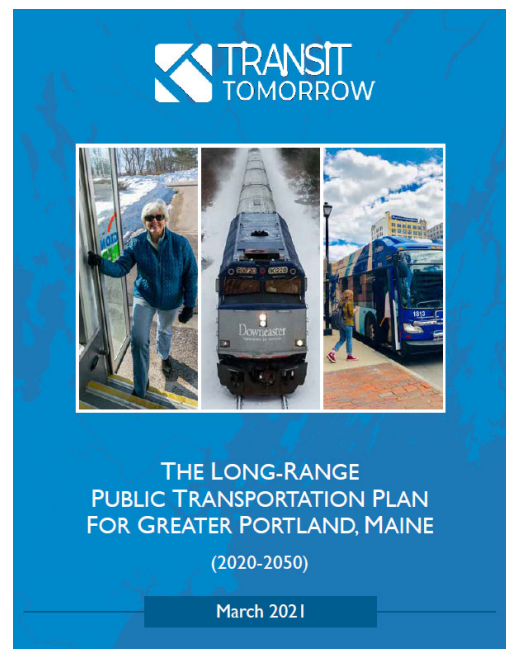


(Prepared by GPCOG)

KEY PLANS AND STUDIES

Transit Tomorrow (Regional Long Range Transit Plan)

- 3 Major Goals:
 - ✓ Make Transit Easier
 - ✓ Create Frequent Connections
 - ✓ Implement Rapid Transit
 - ✓ Smart Land Use
- Follow-Up Actions
 - ✓ Transit Together Study (2021-2023)
 - ✓ Rapid Transit Study (2022-2023)



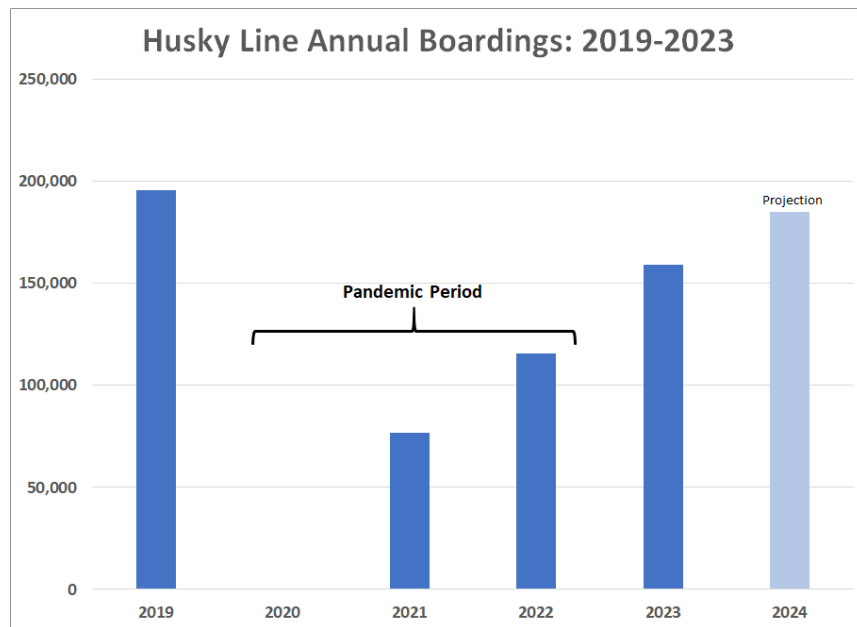
Husky Line & Town of Gorham

Route Alignment and Bus Stops



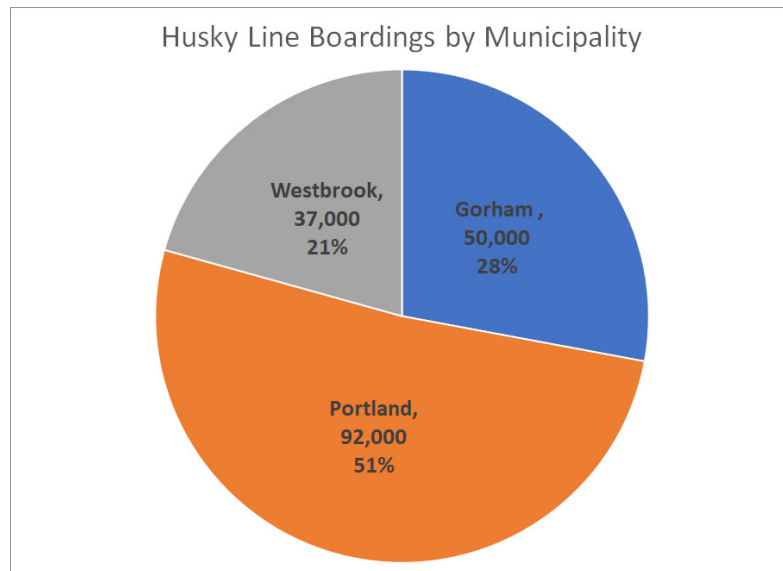
HUSKY LINE

Annual Ridership



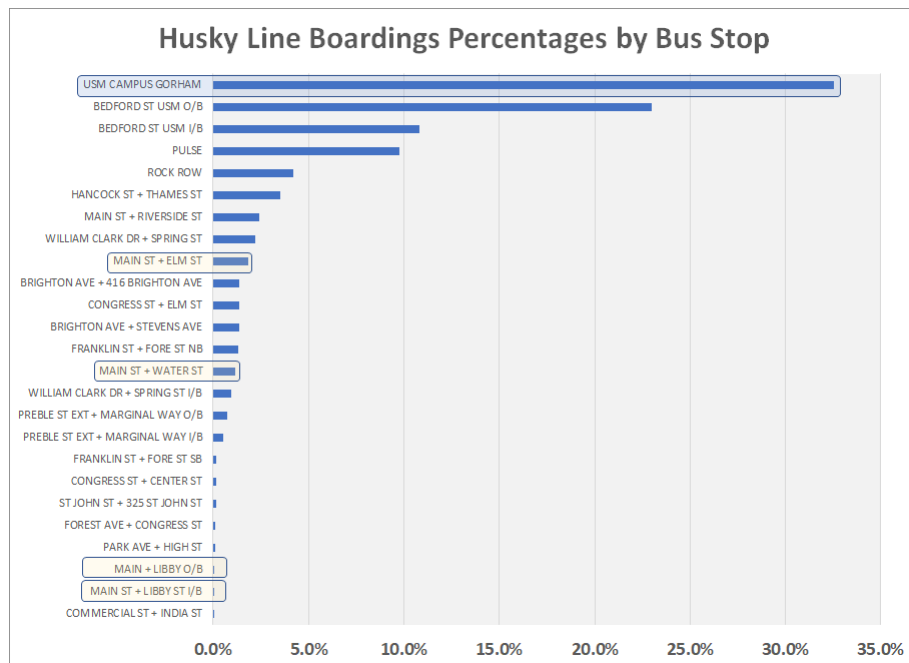
HUSKY LINE

Boardings by Municipality



HUSKY LINE

Ridership by Bus Stop



Husky Line & Town of Gorham

2024 Cost and Funding Allocations

Husky Line (2024)	Direct Operating Costs & Associated Funding						Fixed Costs & Associated Funding				Total Local Funding
	Operating Hours	Operating Costs (Variable)	Fare Revenue	Non-Local Funding	Local Funding	Total Funding	Cost Allocation	Non-Local Funding	Local Funding	Total Funding	
Gorham	4,280	\$ 369,146	\$ 172,153	\$ 72,274	\$ 124,719	\$ 369,146	\$ 258,939	\$ 213,519	\$ 45,420	\$ 258,939	\$ 170,139
Portland	4,949	\$ 426,847	\$ 244,528	\$ 83,571	\$ 98,748	\$ 426,847	\$ 299,414	\$ 246,894	\$ 52,520	\$ 299,414	\$ 151,267
Westbrook	4,146	\$ 357,589	\$ 151,556	\$ 70,011	\$ 136,022	\$ 357,589	\$ 250,832	\$ 206,834	\$ 43,998	\$ 250,832	\$ 180,020
Total	13,375	1,153,582	568,237	225,857	359,488	1,153,582	\$ 809,185	\$ 667,247	\$ 141,938	\$ 809,185	\$ 501,426

Local contributions developed based on following factors and considerations:

- Fixed and variable costs are determined.
- Most federal funding covers agency's fixed costs, except that portion which must be covered with local funding (i.e., debt service, local match on grant funding, contribution to agency reserves) – local funding for fixed costs allocated in proportion to Revenue Hours.
- Direct operating costs (variable) determined based on Revenue Hours within each municipality multiplied by variable cost/hour:
 - Fare revenue is applied by route/municipality based on total boardings multiplied by average fare.
 - Remaining non-local funding is allocated in proportion Revenue Hours – unless funding is earmarked for specific routes.
 - Local funding required from municipalities is remainder after all other funding sources accounted for.

** In connection with joining the district, Gorham's local contribution would be sourced from the town's 2024-25 fiscal year.*

Husky Line & Town of Gorham

State Statute and Agency By-laws

MRS Title 30-A, Chapter 163: TRANSPORTATION

§3516: Estimate of Expenditures; Contributions; Budget

Milestone	Action
October 31	Date by which a preliminary operating budget must be approved along with the formula by which local contributions are determined and the local contribution amounts.
November 1	Date by which Metro is required to submit the preliminary budget, local contribution formula, and local contribution amounts to the "municipal officers" (i.e., the city/town councils) of member municipalities.
November 30	Date by which city/town councils are required to notify Metro of a rejection of the formula by which local assessments are determined. A rejection would trigger a mediation process through the Public Utilities Commission.
February 29	Date by which Metro must approve a final budget.
April 1	Date by which Metro transmits "warrants for taxes" to the member municipalities.
July-August	Local contributions due to Metro within 30 days after the date that taxes are due within each member municipality.

**Husky Line
& Town of
Gorham**
State Statute and
Agency By-laws

MRS Title 30-A, Chapter 163: TRANSPORTATION

• **§3504. Management: Greater Portland Transit District**

- The board of directors of the Greater Portland Transit District, composed of the City of Portland, the City of Westbrook and the Town of Falmouth, consists of 5 directors appointed from the City of Portland, 3 directors appointed from the City of Westbrook and 2 directors appointed from the Town of Falmouth.
- Notwithstanding the other provisions of this chapter, the **board of directors of the Greater Portland Transit District may receive and accept applications for membership from other municipalities** located wholly or partially within, or contiguous to, the Portland Area Comprehensive Transportation System whether or not they are contiguous to other members of the Greater Portland Transit District and **may determine the number of directors to be appointed from those municipalities** to the board of directors of the Greater Portland Transit District on any basis that is **mutually agreed upon by the municipality applying for membership and the board of directors** of the Greater Portland Transit District.
- The **member municipalities may, by ordinance, provide that their appointees serve at the will of the appointing power** or for terms that are shorter than those established in subsection 2.

**Husky Line
& Town of
Gorham**
Board
Representation

CURRENT								
Municipality	Rev. Hours	%	Population	%	Avg	Board Weight	%	
Brunswick	2,270	2%	21,836	15%	9%	1	6%	
Falmouth	3,324	4%	12,575	9%	6%	2	13%	
Freeport	2,270	2%	8,767	6%	4%	1	6%	
Gorham	-	0%	-	0%	0%	0	0%	
Portland	64,463	70%	68,313	48%	59%	8	50%	
Westbrook	17,407	19%	20,572	15%	17%	3	19%	
Yarmouth	2,270	2%	8,997	6%	4%	1	6%	
Total	92,003	100%	141,060	100%		16	100%	
PROPOSED								
Municipality	Rev. Hours	%	Population	%	Avg	Board Weight	%	
Brunswick	2,270	2%	21,836	14%	8%	1	6%	
Falmouth	3,324	3%	12,575	8%	6%	2	11%	
Freeport	2,270	2%	8,767	5%	4%	1	6%	
Gorham	4,280	4%	18,426	12%	8%	1	6%	
Portland	64,463	67%	68,313	43%	55%	9	50%	
Westbrook	17,407	18%	20,572	13%	15%	3	17%	
Yarmouth	2,270	2%	8,997	6%	4%	1	6%	
Total	96,283	100%	159,486	100%		18	100%	

**Husky Line
& Town of
Gorham**
State Statute and
Agency By-laws

MRS Title 30-A, Chapter 163: TRANSPORTATION

• **§3518. Withdrawal**

- A municipality may withdraw from the district at the end of a fiscal year provided that it has given the board of directors at least one year's written notice of its intention to do so.
- The municipality must pay its proportionate share of the current indebtedness of the district before withdrawal and must agree by appropriate written document to pay its proportionate share of any long-term indebtedness of the district as that indebtedness becomes due and payable.
 - *Gorham to be held harmless from any district debt obligations incurred prior to the town becoming a member.*
- During the period of notice, the withdrawing municipality does not become liable for any capital expenditures or borrowings which may be made by the district.
- The proportionate share of the withdrawing municipality in any current and long-term indebtedness of the district shall be in accordance with the formula then in effect for payment of the current and long-term indebtedness.

Husky Line & Town of Gorham
Proposed Next Steps

Proposed Next Steps:

Milestone	Timeframe
Gorham Town Council workshop(s)	January-February
Gorham Town Council vote to consider joining Metro	February-March
Metro board action to accept town membership	February-March
Town representative seated on board	April
Formal notice of local assessment issued	April
Local assessment due from member municipalities	July
Process starts to develop agency's FY 2025 budget	August



February 22, 2024

Ephrem Parashak
Town Manager
Town of Gorham
75 South Street, Suite 1
Gorham, ME 04038

RE: Rezoning Request-UR Expansion to South Gorham Crossroads
Multi-Unit Condominium project for 55 and Older Community
Shirley Lane and Newton Drive

Dear Ephrem,

Our office has been hired by the applicant, Maka Builders LLC., to help them design and permit a residential condominium project for a 55 and older community on a 38.72-acre parcel zoned Urban Residential Expansion District located at the terminus of Newton Drive and Shirley Lane. This lot is Tax Map 8 Lot 10 and is located behind the Hemlock Ridge Subdivision from 1975. The parcel is directly on the border of the South Gorham Crossroads District on both the Southerly and Westerly limits of the parcel.

The applicant and my office have met with the Town on several occasion to review the project and to discuss ways to make this project work for both the Town and the applicant. Many various options have been discussed and looked into. The Town and the applicant would both like to extend public water to this project if feasible. As the Town is aware, an extension of public water of this length involves a significant investment by the applicant and creates a financial burden for the project. The following is a summary of the reasons the applicant seeks to have this parcel rezoned and some important aspects of the project the Town should be made aware of as they consider this request:

- In order to offset the costs associated with the extension of public water to serve this project approximately 4,000 feet along Brackett Road from Black Brook Road to Newton Drive and then approximately 1,500 feet along Newton Drive the applicant would like to rezone the parcel to the South Gorham Crossroads District which would allow for additional density within the development. The extension of public water to this parcel will be of great benefit for the existing residents of the Hemlock Ridge Subdivision.
- The proposed condominium community will be age restricted to 55 and older and will not impact the school systems.
- As the Town Council is aware there are some right of way issues at the end of both Newton Drive and Shirley Lane. The applicant intends to construct a public road that will connect both of these streets, thus eliminating this issue and also getting rid

of both of these dead ends (which currently are without a means to turn around) and creating a thru street system.

Please call me if you have any questions regarding this request or if any additional information is needed. We look forward to working with the Town on this rezoning. We look forward to being before the council at the next available agenda to begin the rezoning process.

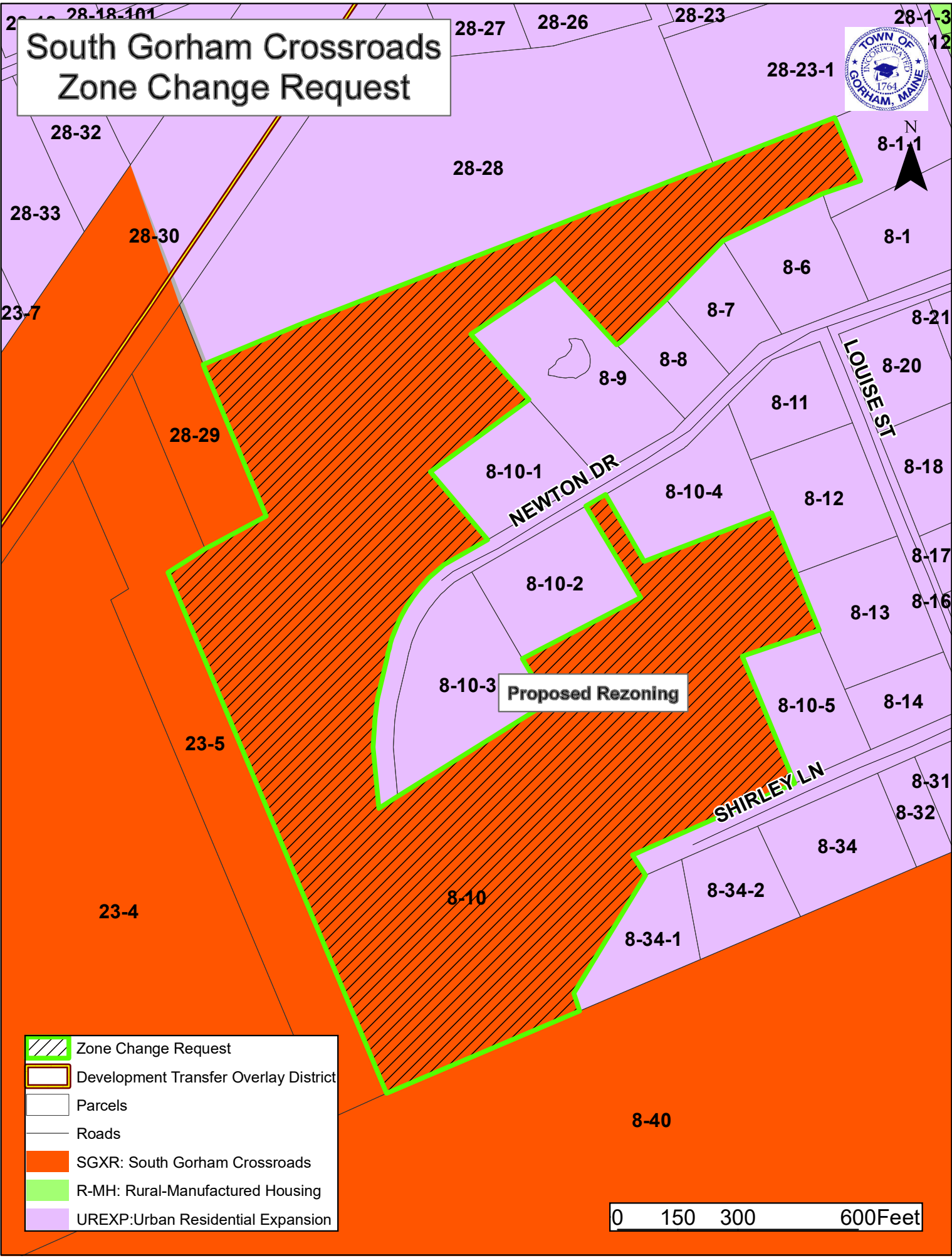
Sincerely,










Andrew S. Morrell
Project Engineer

Cc: Tom Poirier, Director of Community Development
Suzanne Phillips, Town Council

South Gorham Crossroads Zone Change Request



Proposed Rezoning

-  Zone Change Request
-  Development Transfer Overlay District
-  Parcels
-  Roads
-  SGXR: South Gorham Crossroads
-  R-MH: Rural-Manufactured Housing
-  UREXP: Urban Residential Expansion

0 150 300 600 Feet

THIRD AMENDMENT TO REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS THIRD AMENDMENT TO REAL ESTATE PURCHASE AND SALE AGREEMENT (this “**Amendment**”) is entered into and made effective as of the date it is fully executed by the Parties as reflected on the signature page (the “**Effective Date**”), by and between the Town of Gorham, Maine a body corporate and politic with an address of 75 South Street, Gorham ME 04038, (the “**Seller**”) and CORE X Complete Maine Propco LLC, a Delaware limited liability company, with an address of 1120 Route 73, Suite 310, Mt. Laurel, New Jersey 08054, and/or its nominee (the “**Buyer**”). Seller and Buyer may be individually referred to as a “**Party**” and collectively referred to as the “**Parties**.”

WITNESSETH:

WHEREAS, the Parties entered into a certain Real Estate Purchase and Sale Agreement dated as of October 19, 2022 as amended by a certain First Amendment to Real Estate Purchase and Sale Agreement effective as of February 6, 2023 and as further amended by a certain exchange of emails by and through counsel for the parties completed as of August 31, 2023, and as further amended by a Second Amendment to Real Estate Purchase and Sale Agreement Dated September 29, 2023 (as amended, the “**Agreement**”) for the Buyer to acquire certain Property as defined in the Agreement, to which reference is hereby made for the definition of all capitalized terms not otherwise defined herein; and

WHEREAS, the Parties wish to modify section 2.4.1.(d) of the Agreement;

NOW THEREFORE, in consideration of the promises set forth herein and in the Agreement and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

- 1) The Parties agree that the “**Diligence Period**” and the “**Entitlement Period**” as defined in Section 2.4.1 of the Agreement shall remain in effect until October 1, 2024 (unless an earlier date is advised by Buyer in writing), so that in the event that any of the contingencies set forth in Section 2.4.1 is not determined by the Buyer to be economically and otherwise feasible, the entire Deposit of \$50,000.00 shall be returned in full to the Buyer in the event of Buyer’s termination of the Agreement.

Except as modified herein, the Parties acknowledge that the Agreement remains in good standing, and in full force and effect.

[SIGNATURES ON FOLLOWING PAGE]

[SIGNATURE PAGE TO THIRD AMENDMENT]

IN WITNESS WHEREOF each of the undersigned have caused this Agreement to be executed under seal on its behalf by its officers or agents thereunto duly authorized effective as of the later of the dates indicated below.

SELLER

TOWN OF GORHAM,

By: _____

Printed Name: Ephrem Paraschak

Its: Town Manager

DATED: _____

[SIGNATURE PAGE TO THIRD AMENDMENT]

BUYER:

CORE X Complete Maine Propco LLC

By: _____

Printed Name:

Its:

DATED: _____

TEMPORARY CLEARING LICENSE AND INDEMNITY AGREEMENT

This Temporary Clearing License (“**License**”) is entered into and made effective as of the date it is fully executed by the Parties as reflected on the signature page (the “**Effective Date**”), by and between the Town of Gorham, Maine a body corporate and politic with an address of 75 South Street, Gorham ME 04038, (the “**Town**”) and Core X Complete Maine Propco LLC, a Delaware limited liability company, with an address of 1120 Route 73, Suite 310, Mt. Laurel, New Jersey 08054, and/or its agents and nominees (the “**Core X**”). Town and Core X may be individually referred to as a “**Party**” and collectively referred to as the “**Parties.**”

W I T N E S S E T H:

WHEREAS, the Parties entered into a certain Real Estate Purchase and Sale Agreement dated as of October 19, 2022 as amended by a certain First Amendment to Real Estate Purchase and Sale Agreement effective as of February 6, 2023 and as further amended by a certain exchange of emails by and through counsel for the parties completed as of August 31, 2023, and as further amended by a Second Amendment to Real Estate Purchase and Sale Agreement Dated September 29, 2023 and a certain Third Amendment of near or even date herewith (as amended, the “**Agreement**”) for the Buyer to acquire certain Property as defined in the Agreement, to which reference is hereby made for the definition of all capitalized terms not otherwise defined herein; and

WHEREAS, the Parties wish to provide for the right of Core X to enter the premises that are the subject of the Agreement in advance of closing thereunder for certain limited tree and vegetation clearing activities;

NOW THEREFORE, in consideration of the promises set forth herein and in the Agreement and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

- 1) Core X (and/or its contractors, agents, or other designees) shall have the non-exclusive right and license from and including the date hereof until April 14, 2024, in common with the Town, on and over the “**Land**” which is the subject of the Agreement, in the general locations for development as identified by Core X in its approved Site Plan and SLODA permit application, both on file with the Town, to remove, clear, grub, trim, prune or otherwise control the growth of any tree, shrub, plant or other vegetation, surface rock, or debris from and within such area, and to enter the Land from the nearest public right of way by foot and with personnel, vehicles and equipment to undertake such clearing, and to dispose of any timber, brush, slash, material or debris as convenient to Core X and at the expense of Core X without any obligation to the Town therefor.
- 2) Core X shall indemnify, defend and hold the Town, its employees, contractors, representatives, agents, tenants, licensees, invitees, successors and assigns (collectively, “**Indemnified Parties**”) harmless, from and against any and all claims that result from: (a) any acts, omissions, negligence or default of Core X or its employees, contractors, agents, representatives, or invitees, except to the extent any such claim is caused by the gross negligence or willful misconduct of any Indemnified Party, in connection with Core X’s and its employees’, contractors’, agents’, representatives’, or invitees’ use of the Land as permitted herein. The provisions of this Section 1) shall survive the termination of this Agreement.

[SIGNATURES ON FOLLOWING PAGE]

[SIGNATURE PAGE TO TEMPORARY CLEARING LICENSE AND INDEMNITY AGREEMENT]

IN WITNESS WHEREOF each of the undersigned have caused this Agreement to be executed under seal on its behalf by its officers or agents thereunto duly authorized effective as of the later of the dates indicated below.

TOWN OF GORHAM,

By: _____

Printed Name: Ephrem Paraschak

Its: Town Manager

DATED: _____

[SIGNATURE PAGE TO TEMPORARY CLEARING LICENSE AND INDEMNITY AGREEMENT]

CORE X Complete Maine Propco LLC

By: _____

Printed Name:

Its:

DATED: _____



Sharon LaFlamme <slaflamme@gorham.me.us>

OLD PROTESTED CHECKS QUALNET / LEVESQUE

Alexander, Tracy <Tracy.Alexander@maine.gov>
To: "SLAFLAMME@GORHAM.ME.US" <SLAFLAMME@gorham.me.us>

Fri, Jan 12, 2024 at 12:03 PM

I have two old, protested checks from your town. We have been unable to collect. I would like to take these out of our system as it has been so long.

I was wonder if you could e-mail me that these have been written off or that you would like to retract your request due to the age of the request.

Under the copy of each check is more information

ADM - ACCT - Protested Checks - 6/4/2014 - CD - 2152

QUALNET COMMUNICATIONS, LLC
1296

8/29/08
PAY One thousand three hundred ninety five and 84/100 DOLLARS
8/29/08
1395.84
NSF
#001296# 40211274450# 0241079244# #0000139584#

Page 2 / 4 0 Note(s)

Name QUALNET COMMUNICATIONS LLC

DOB:

Address: PO BOX 368, GORHAM

Plate# 780908/CO

Check date: 8/29/2008

Check# 1296

Amount: 1,395.84

Driver Suspension Summary x ADM - ACCT - Protested Check x

Not secure sos-dmprdapp19/AppNet/docpop/docpop.aspx

Gmail YouTube Maps Get Started | KnowB... mainebeachgirl24@g... google - Google Se...

OnBase

ADM - ACCT - Protested Checks - 9/29/2016 - CD - 3654

7/2015 09:22 2078395808

TOWN OF GORHAM

PAGE 03/04

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0 Note(s)

NSF

900300000572121
22127457307/06/2016

2112745730
07/26/2016
525001300857
This is a LEGAL COPY of your
check. You can use it the same way
you would use the original check.

RETURN REASON (A)
NOT SUFFICIENT FUNDS

Gorham Savings Bank ORIGINAL IRD

NSF

2112745730
07/26/2016
525001300857
This is a LEGAL COPY of your
check. You can use it the same way
you would use the original check.

RETURN REASON (A)
NOT SUFFICIENT FUNDS

Gorham Savings Bank ORIGINAL IRD

TOWN OF GORHAM

111
1061.64
Pay to the order of Town of Gorham
One thousand one hundred sixty one and 64/100 DOLLARS

Norway Savings Bank

432112745150 8010295888*00111 0000106164

Name TARA LEVESQUE
DOB: 3/29/1989
Address: 11 OAK WOOD DRIVE, GORHAM
Plate# 9438VN/PC
Check date: 6/29/2016
Check# 111
Amount: 1,061.64

Tracy Alexander
Customer Service Representative Associate II
Maine Bureau of Motor Vehicles
101 Hospital Street
Augusta, Maine 04333
207-624-9150
Tracy.alexander@maine.gov

Gorham Fire Department

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

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

MEMO

To: Ephrem Paraschak Town Manager

From: Ken Fickett Fire Chief

RE: Request of replacement Fire Trucks

Date: Jan. 3, 2024

Due to unforeseen catastrophic mechanical failures within our fleet, the Gorham Fire Department seeks urgent replacement of (2) apparatus in 2024.

Engine 1, a 1996 Pumper with 1,000 gallons of water, was expected to last 25 years (2021) at the time of purchase. After spending much of its service life at the Central Fire Station, Engine 1 was relocated to the South Windham/Little Falls fire station in 2012, where it eventually amassed more than 40,000 miles and 9,000 hours of run time. In September of 2023, the Fire Department Mechanic discovered a significant crack in the frame of Engine 1- more than 6 feet long and far beyond repair. The apparatus was immediately decommissioned and has since been sold for scrap. A "spare" Windham Fire Department Engine is now serving in Engine 1's place.

Tank 6, a 2000 International 3,000-gallon tanker, was expected to last 25 years (2024) at the time of purchase. This unit, assigned to the West Gorham Fire Station, is an integral part of our response in the 60% of town that is not protected by hydrants, and a resource that is relied upon heavily by many of our mutual aid partners. When purchased, Tank 6 had a "cutting edge" design- a body and tank built entirely from plastic. Over time, this plastic has become brittle beyond repair, and the tank now has numerous leaks. The apparatus remains in service but has been deemed to be at risk of imminent catastrophic failure.

As the Town of Gorham has continued to grow, the service provided by the Gorham Fire Department has continually evolved. In an effort to meet our current demands and best prepare for the years ahead, the Gorham Fire Department seeks purchase of (1) 4,000-gallon tanker and (1) 4,000 gallon "Tanker/pumper." As you are aware, the department's ISO rating and resultant fire insurance rates are heavily dependent upon the number of apparatus and amount of "water on wheels," further emphasizing the need for replacement of these apparatus.

The Gorham Fire Department continues to focus on providing the highest possible level of service with the resources at our disposal, while remaining cognizant of the financial impacts that requests of this magnitude carry. As such, department leadership has developed an updated replacement plan that coincides with operational changes expected to prolong the service life of some apparatus and increase efficiency in response.

Anticipated replacement costs for a tanker and rescue pumper are *currently* \$850,000 and \$1,000,000 respectively, with an expected delivery time of 2-4 years. While these are significant purchases, we must keep in mind that the costs of fire apparatus have increased substantially in recent years and are expected to continue to increase by 10-12% per year.

I am happy to answer any questions or provide any further information necessary to justify our needs. We appreciate your consideration.



Town of Gorham Community Development

Thomas M. Poirier, *Director of Community Development*
tpoirier@gorham.me.us

Kevin Jensen, *Economic Development Director*
kjensen@gorham.me.us

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

TO: Town Council
 Ephrem Paraschak, Town Manager

FROM: Kevin Jensen, Economic Development Director

SUBJECT: Economic Development Strategic Plan Steering Committee

DATE: JANUARY 31, 2024

On November 7, 2023, the Town of Gorham released a Request for Proposal (RFP) seeking applications from qualified and experienced consulting firms to create an Economic Development Strategic Plan. A total of seven (7) applications were received by the January 18, 2023, deadline. Town staff are currently reviewing each application to determine whether each application addresses the stated minimum criteria for consideration.

In advance of the Town Council awarding the project to one of the applicants, a Steering Committee will be formed to review and provide a recommendation based on the overall scoring of the written application and presentations made by each firm. The Steering Committee will also serve as the principal advisory group on the project following its launch, to meet regularly with the consultant and Town staff and ensure the overall scope and direction of the project meet the Town's objectives.

Town staff recommends the Steering Committee be comprised of representatives from local government bodies, community organizations, businesses and residents:

- Town Council (2)
- Gorham Economic Development Corporation (2)
- Business owners (2)
- Gorham Village Alliance (1)
- Planning Board member (1)
- Gorham resident (1)

Town staff are notifying each applicant of the expected timetable for awarding the project, which includes in-person presentations to the Steering Committee in early March. A scoring matrix tool is being developed for Committee members to rate each application and presentation. The final selection of a consulting firm is expected to be completed by the end of March with the project beginning in April.