

AGENDA NOTES

Gorham Town Council Regular Meeting

May 4, 2021 – 6:30pm

Remote Zoom Meeting

Public hearing #1

Item #2021-5-01

Staff report that the application for an adult-use marijuana cultivation license is complete.

Item #2021-5-02

Action to consider authorizing staff to work with members of the community on the development of a skate park. (Councilor Pratt Spon.)

Item 2021-5-02 authorizes staff to work with private individuals and organizations to design and construct a skate park in Gorham. No specific location has been decided; however, there are several active members of the community who have fundraised financial, material and labor donations that would pay for a large portion of a proposed park. Tom Dupuis is a Gorham resident who has been leading the effort. An informational packet from Mr. Dupuis is attached. If approved, this item would only authorize staff to start investing time and resources into finding a location and working on a design that would fit well in the Gorham community. Final authorization for permitting and construction would come back to the Town Council for approval.

Item #2021-5-03

Action regarding the June 8, 2021 School Budget Validation Election. (Admin. Spon.)

Sets the date for the school budget validation vote as required by state law.

Item #2021-5-04

Action to consider authorizing staff to review and start the amendment process on the Gorham Savings Bank contract zone to allow Day Care Centers as a permitted use on Lot 1 of the Gorham Savings Bank Operation Center at 10 Wentworth Drive. (Councilor Pratt Spon.)

Gorham Savings Bank is requesting a modification to their contract zone to allow for Day Care Centers to be an allowed use. A conceptual plan presented to the Town is for the Community Arts Center to occupy part of the Gorham Savings Bank Operations Center. If approved, this item would send the proposal to amend the contract zone to the Planning Board where the changes to the contract zone would be drafted for a public hearing. The item would then come back to the Town Council for another public hearing. Supporting documents are included and staff will be on-hand to answer any questions on the process.

Item #2021-5-05

Action to consider a proposal for a bike trail project at Lavoie Bike Park. (Councilor Phillips Spon.)

This item would authorize the construction of another trail associated with the Lavoie Bike Park. Supporting documentation is attached that outlines the request.

Item #2021-5-06

Action to consider authorizing Medical Marijuana Caregiver Retail Stores in the Town of Gorham.
(Councilor Phillips Spon.)

Item 2021-5-06 would instruct the Ordinance Committee to work on amending or creating Town ordinances to allow for Medical Marijuana Caregiver Retail Stores. Gorham opted out of allowing the retail sales of medical marijuana and the use is currently not allowed. Staff will be on-hand before and/or during the meeting to answer any specific questions.

Item #2021-5-07

Action to consider authorizing staff to create a procedure for memorial donations and acceptances.
(Councilor Wilder Cross Spon.)

This item authorizes staff to create a standardized process for the acceptance and rejection of physical memorial monuments (benches, etc.) within the Town of Gorham. The order also allows for the creation of a process that would come up with specific needs like benches, tables, etc. that could be paid for by donations in memory of individuals and would be the same make and model Town-wide.

Item #2021-5-08

Action to consider promoting Gorham's extensive trail systems as an economic benefit. (Councilor Hartwell Spon.)

Item 2021-5-08 instructs staff to highlight and promote Gorham's extensive trail systems wherever possible to benefit the Town and its future or current economic development.

Item #2021-5-09

Action to consider instructing staff to maintain an online Town Council project tracking form.
(Councilor Hartwell Spon.)

This item instructs staff to maintain an online-capable order tracking sheet for Town Council-use.

Item #2021-5-10

Action to consider scheduling a workshop to discuss life safety codes and residential sprinkler inspection requirements. (Councilor Pratt Spon.)

Schedules a workshop for June 15, 2021 for the purposes of an educational session with staff on life safety codes and residential fire suppression inspection requirements.

Items #2021-5-11 & 2021-5-12

Accepts a resignation from the Revolving Loan Fund Committee and an appointment of a replacement member to the committee.



**TOWN OF GORHAM
CLERK'S OFFICE**

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

ADULT USE AND MEDICAL MARIJUANA LICENSE

FEEES FOR APPLICATION AND LICENSE REVIEW		<input checked="" type="checkbox"/> Application fee - \$500, PLUS, THE FOLLOWING:					Amount Paid: \$500.00 3000. ⁰⁰	
		<input type="checkbox"/> Cultivation Facility Tier 1 - \$1,000 <input type="checkbox"/> Cultivation Facility Tier 2 - \$1,500 <input checked="" 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"/> Manufacturing Facility - \$5,000 <input type="checkbox"/> Medical Manufacturing Facility Annual Fee - \$5,000 <input type="checkbox"/> Medical Testing Facility Annual Fee - \$3,000					Date: 4/1/2021 4/6/21	
TYPE OF APPLICATION		<input checked="" type="checkbox"/> Adult Use Marijuana Application <input type="checkbox"/> Medical Marijuana Application						
NEW OR RENEWAL		<input checked="" type="checkbox"/> NEW <input type="checkbox"/> RENEWAL						
PROPERTY DESCRIPTION	Parcel ID	Map	11	Lot	13	Zoning District	I	
	Physical Address	289-291 New Portland Road, Gorham Maine						
PROPERTY OWNER'S INFORMATION	Name	789 Development LLC			Mailing Address	42 Reef Road Cape Elizabeth Maine 04107		
	Phone	207-415-0727				Note: 289 New Portland Road is currently owned by 289 New Portland Road LLC. The property is under contract for sale to 789 Development LLC. Warren West Group LLC will take possession of the building on July 1st 2021. 789 Development LLC is a land holding company, wholly-owned by Harrison Otterbein and Jordan Young.		
	Fax							
	Email	harrison.otterbein@wvcanna.com						
APPLICANT'S INFORMATION IF DIFFERENT FROM OWNER	Name	Harrison Otterbein			Name of Business	Warren West Group, LLC		
	Phone	207-415-0727			Mailing Addresses - Residential And Businesses	42 Reef Road Cape Elizabeth Maine 04107		
	Fax							
	Email	harrison.otterbein@wvcanna.com						
BUSINESS INFORMATION	Owner's Name(s)	Harrison Otterbein (50%) Jordan C Young (50%)			Mailing Address			
	Phone	Harrison 207-415-0727 Jordan 207-253-9796				Harrison Otterbein 42 Reef Road Cape Elizabeth ME 04107		
	Fax					Jordan Young 37 Six Street Portland, ME 04103		
	Email	harrison.otterbein@wvcanna.com jordan.young@wvcanna.com						

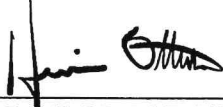
Documentation to be provided with application and fees. All documentation and fees must be provided at time of application submission or the application will not be accepted by the Town Clerk.

- Electronic copy of application and all materials. Consolidated application Attached
- Recent passport style photograph P. 91
- Applicant's driver's license and State of Maine caregiver license, depending on type requested P. 91
- Sketch showing building footprint, interior layout, and parking plan. P. 53-54
- Copy of tax map showing property lines, and property lines of other properties within 1,000 feet. P. 93-94

- Copy of tax map showing preexisting public or private school with 750 feet of the property. P. 93-95
- Operating Plan P. 3-18, 89
- State of Maine conditional license P. 87-88

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

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



 APPLICANT OR AGENT'S SIGNATURE
Harrison G. Otterbein

 PLEASE TYPE OR PRINT NAME

04/02/2021

 DATE

For office use only:		
Code Enforcement Officer Recommendation:	<u>Approve</u> or Deny	Date 4/9/21
Comments: With the condition that they pass all inspections + get a Certificate of Occupancy prior to beginning of operations		
Police Department Recommendation:	<u>Approve</u> or Deny	Date
Comments: Pending approval of Code + Fire		4/15/21
Fire Department Recommendation:	<u>Approve</u> or Deny	Date 4/8/21
Comments: Prior to Begin of operations with the condition they pass all inspections and get a Certificate of Occupancy		
Other Staff Recommendation: Planner	<u>Approve</u> or Deny	Date 4/9/21
Comments:		
Town Council Decision:	APPROVED/DENIED	Date



Laurie Nordfors <lnordfors@gorham.me.us>

Fwd: Marijuana Facility Applications Backgrounds

1 message

Christopher Sanborn <csanborn@gorham.me.us>

Thu, Apr 15, 2021 at 1:04 PM

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

Laurie,

These are the findings from our background investigations on the listed Marijuana Facility Applications. Therefore, I would approve pending the approval from the Code Department and Fire Department. If you need anything further from me please let me know.

Chris

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

From: **Michael Nault** <mnault@gorham.me.us>

Date: Wed, Apr 14, 2021 at 4:07 PM

Subject: Marijuana Facility Applications Backgrounds

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

Chief,

Det. Sgt. Young completed background checks on the following applications.

1. Kathleen West - 15 Washburn Drive.
Negative findings. Facility is not built yet.
2. Harrison Otterbien - 289-291 New Portland Road
Negative findings. Facility not built yet.
3. Jared Dinsmore - 5 Little Wing Ln #C
Negative findings, Facility is up and running.

If you need anything further please let me know.

DC

--

Michael Nault
Deputy Chief, Gorham Police Dept.
PVHMT, Team Chief
207-222-1667



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.



Laurie Nordfors <lnordfors@gorham.me.us>

Re: Marijuana application Harrison Otterbein, Warren West Group LLC 289-291 New Portland Road

Charles Jarrett <cjarrett@gorham.me.us>

Thu, Apr 8, 2021 at 9:05 AM

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

Cc: brianna freeman <bfreeman@gorham.me.us>, Carol Eyerman <ceyerman@gorham.me.us>, Christopher Sanborn <csanborn@gorham.me.us>, daniel young <dyoung@gorham.me.us>, freeman abbott <fabbott@gorham.me.us>, Kenny Fickett <kfickett@gorham.me.us>, Mike Nault <mnault@gorham.me.us>, Thomas Poirier <tpoirier@gorham.me.us>

Laurie,

Because the building will require a building permit for the fit-up and the applicant has acknowledged compliance with all codes, 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.

On Tue, Apr 6, 2021 at 12:33 PM Laurie Nordfors <lnordfors@gorham.me.us> wrote:

Hello.

Attached is the Adult Use Marijuana Licence from Harrison Otterbein, Warren West Group LLC, 289-291 New Portland Road.

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.



Laurie Nordfors <lnordfors@gorham.me.us>

Re: Marijuana application Harrison Otterbein, Warren West Group LLC 289-291 New Portland Road

Freeman Abbott <fabott@gorham.me.us>

Fri, Apr 9, 2021 at 10:22 AM

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

Cc: brianna freeman <bfreeman@gorham.me.us>, Carol Eyerma <ceyerma@gorham.me.us>, Christopher Sanborn <csanborn@gorham.me.us>, daniel young <dyoung@gorham.me.us>, Kenny Fickett <kfickett@gorham.me.us>, Mike Nault <mnault@gorham.me.us>, Thomas Poirier <tpoirier@gorham.me.us>, Charles Jarrett <cjarrett@gorham.me.us>, Thomas Hohn <thohn@gorham.me.us>

Laurie Code is all set with this application to send to Council with the condition that they must receive a (CO) Certificate of Occupancy before start of operation.

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]



Laurie Nordfors <lnordfors@gorham.me.us>

Re: Marijuana application Harrison Otterbein, Warren West Group LLC 289-291 New Portland Road

Carolyn Eyerman <ceyerman@gorham.me.us>

Fri, Apr 9, 2021 at 11:43 AM

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

Cc: Laurie Nordfors <lnordfors@gorham.me.us>, brianna freeman <bfreeman@gorham.me.us>, Christopher Sanborn <csanborn@gorham.me.us>, daniel young <dyoung@gorham.me.us>, Kenny Fickett <kfickett@gorham.me.us>, Mike Nault <mnault@gorham.me.us>, Thomas Poirier <tpoirier@gorham.me.us>, Charles Jarrett <cjarrett@gorham.me.us>, Thomas Hohn <thohn@gorham.me.us>

I looked through the operating plans for both 5 Little Wing Ln, Unit C and Warren West. Both applications provide an operating plan that addresses all of the requirements.

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All the best,

Carol

Carol Eyerman, AICP
Town Planner
and
NNECAPA Vice President

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

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

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

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

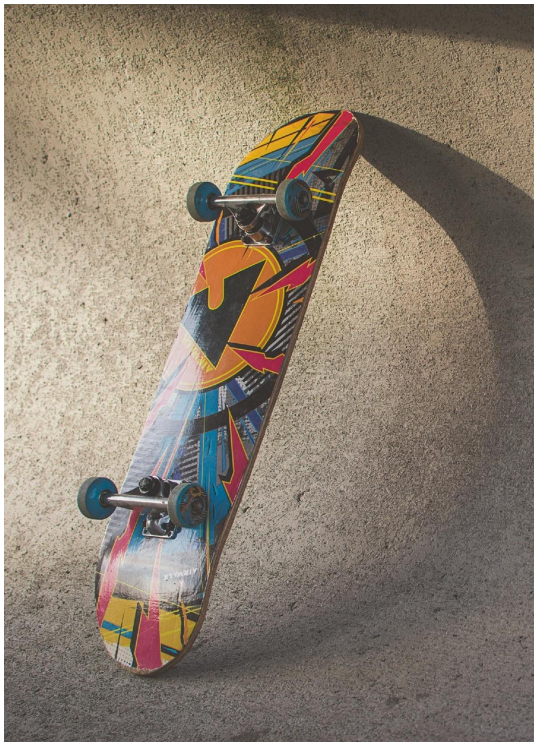
Please be advised that pursuant to Title 1 M.R.S.A. Section 402(3), a public record includes any written, printed or graphic matter or any mechanical or electronic data in the possession or custody of an agency or public official that has been received or prepared for use in connection with the transaction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

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GORHAM Skatepark Project

TOWN COUNCIL PRESENTATION MAY 2021

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03	Ranking Methodology
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EXECUTIVE SUMMARY



“Skateboarding teaches kids a lot
about self-discipline.”

Tony Hawk

In March we shared with you background on the sport itself and the high degree of community interest in support of a town skatepark...

- Skateboarding and scootering is easily accessible, rapidly growing in popularity, provides many physical and mental benefits, and appeals to a wide age and gender demographic
 - With over 40 skateparks in the state of Maine and several local municipalities investing in their own parks, communities are realizing the benefits that a skatepark can provide as an important element of a happy, healthy community
 - There is a high level of community support for advancing the idea of a town skatepark with 8 out of 10 students surveyed either very or extremely excited to have a town skatepark
- We have reviewed the concept with many of the local organizations focused on increasing the vitality of our community and have received letters of support from all of them (e.g. Gorham Conversation Commission, Gorham Village Alliance, Gorham Business Exchange, Gorham Outdoors, Gorham Economic Development Corporation)
 - We have formed a community coalition and are passionate about moving the idea of a skatepark forward. We believe a private / public partnership is an ideal model to make the skatepark a reality. We have initial community business support and have already secured a private commitment for up to \$250K

...today we would like to:

1 Present a specific proposal for the skatepark itself

2 Discuss the private / public partnership

3 Establish a site

Following industry best practices

We're proposing a skatepark with an initial size of ~7.5k sq ft (Phases 1 & 2) with the ability to expand to ~10K sq ft (Phase 3) that is concrete (formed in place) to maximize longevity and minimize ongoing upkeep

- Targeted for use by skateboard and scooter riders with an ability to accommodate BMX bikes
- The skatepark will include a mix of novice to professional features to promote a culture of inclusion, diversity and growth in skills
- The specific park elements and style will be defined through a community design process



We respectfully request a private / public partnership to create the skatepark. Upon completion of the initial phase, we would donate the park to the town **as a valuable asset to enrich the community.**

Private:

- with ~\$250K in private funding commitments in place we have already addressed the majority of funding needed for Phases 1 and 2 (estimated at ~\$425K)
- we will complete a site selection process following agreed upon criteria and establish the necessary financial structure in support of funding the park itself
- with location, skatepark parameters and overall approach agreed to we will pursue a fundraising campaign to complete Phases 1 and 2 (as needed)
- we will actively partner with the town in vendor selection and oversight for the design and build leveraging industry best practices gathered from regional projects already underway and national resources
- once complete we will establish a “boosters” organization to assist with the promotion and as needed the upkeep of the skatepark itself and surrounding area

Public:

- the authorization of Town staff to work on the project in partnership with our community group to ensure the skatepark’s successful completion
- the use of public land for the park itself given the unique protections afforded to the Town for outdoor recreational activities
- consideration for the use of Recreational Impact Fee funds for the initial phases of the project, if possible, and/or for the funding of Phase 3
- upon construction completion of the initial project scope the assumption by the Town of property and skatepark maintenance
- the ability for the community project team to name the park and place a sign and tree at the skatepark itself

“The immediate response to our park was overwhelming. Both the youth of our town, and visitors alike bombarded our new park each and every day. This was a huge economic boost for our town” “Never underestimate the draw that a skatepark will have on your town.”

Carbondale, Colorado - Recreation Coordinator Chris Woods

Location Analysis



“Skateboarding teaches kids a lot
about self-discipline.”

Tony Hawk

Why Skatepark Location Matters

Successful public skateparks locations share a number of key factors that we have taken in consideration as part of our analysis. Each potential location in Gorham has been evaluated for accessibility, visibility, activity, comfort and feasibility. We believe the ideal location (the one that will drive the most positive impact on Gorham's community) is the one that ranks highest across these categories. The goal is to provide the community with the right information to understand the pros and cons of possible locations and ultimately help the Town Council make the best decision for a skatepark location that engages the community, and becomes a positive impact for years to come.

Location Study

Conclusions

Our location study considered six locations in Gorham; leveraging objective evaluation criteria and then applying common sense subjective analysis to determine final ranking and recommendations. Of the six locations, we believe three are extremely viable and one is the clear front runner.

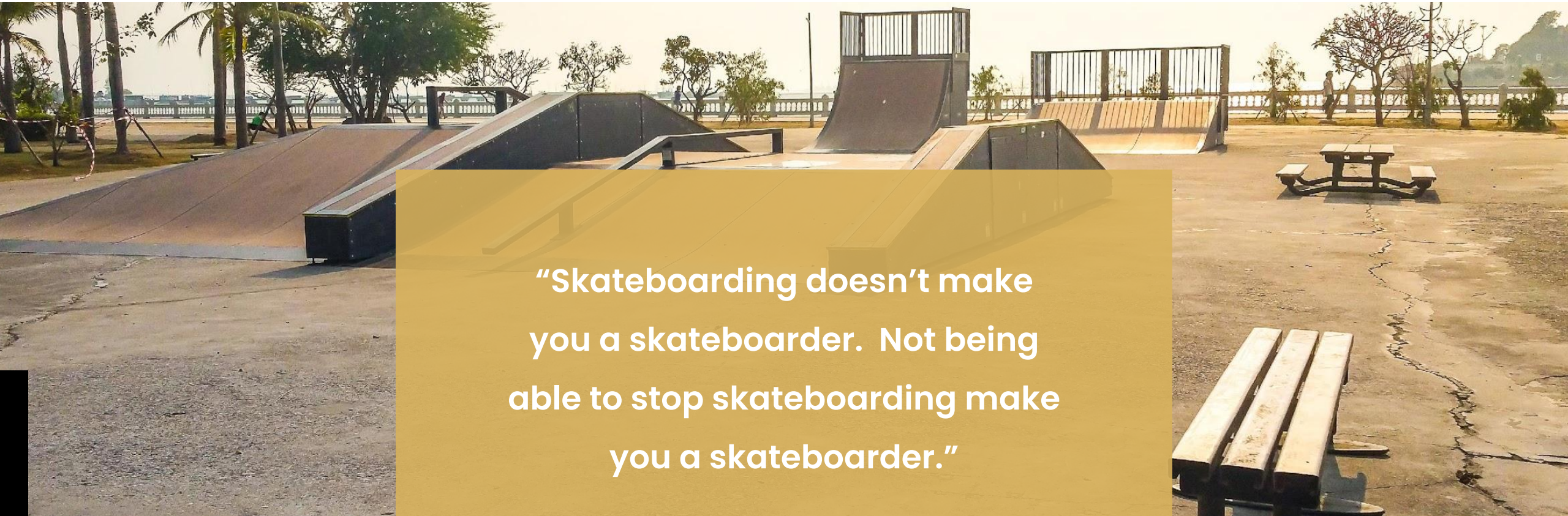
We recommend the Narragansett School location as the best location for a skatepark in Gorham.

- Narragansett had the highest score (26)
- Narragansett has the highest possible upside (as part of future master plan development would increase visibility and activity as well expansion space).
- Literally adjacent to public safety buildings and centrally located in Gorham.

However, both the Robie Park and the Middle School locations are strong candidates and would be extremely viable choices by our scoring criteria.

The other three choices have pros and cons worth reviewing and our included in the report, but have gaps in key ranking criteria that we believe separate them from the recommend locations.

RANKING METHODOLOGY



“Skateboarding doesn’t make you a skateboarder. Not being able to stop skateboarding make you a skateboarder.”

Location Criteria

Access

Accessibility to the public is key, if the skatepark is difficult to get to then it will get less use. Our ranking system considers walkability, proximity to roads, public transportation and greenways as well as parking.

Visibility

Good visibility is important for the safety of participants, limiting crime, building rapport between the community and skatepark users and making it clear the park is for participants, not lurkers.

Activity

Similar to visibility a vibrant community skatepark is one with a lot of activity going on around it, where the broader community can be exposed to skateboarding and feel comfortable learning and participating as newcomer.

Comfort

Comfort is important to Skateboarders and other park visitors as well - spaces that are dirty, unattractive locations or not biologically accommodating will discourage new users and decrease the time spent by active participants.

Feasibility

An evaluation of other criteria that might prohibit the building of a skatepark - concerns on ownership, development expense, and long term risk can affect feasibility.

Ranking Methodology

VISIBILITY & ACCESS

Visibility (0-3)

High = 3 / Hidden = 0

Walking Access (1-3)

Easy = 3 / Difficult = 1

Street Access (yes/no)

Yes = 1 / No = 0

Greenbelt (0-3)

Within .5 mile = 3 / 1 mile = 2 / 1.5 mile = 1

Public School (0-3)

Within .5 mile = 3 / 1 mile = 2 / 1.5 mile = 1

PROXIMITY

Emergency Response (0-2)

Within .5 mile = 3 / 1 mile = 2 / 1.5 mile = 1

Public Transit Stop (0-2)

Within .5 mile = 3 / 1 mile = 2 / 1.5 mile = 1

Restroom (0-2)

Within .5 mile = 3 / 1 mile = 2 / 1.5 mile = 1

Food (0-2)

Within .5 mile = 3 / 1 mile = 2 / 1.5 mile = 1

Parking (yes/no)

Yes = 1 / No = 0

OTHER

CDBG Funding (yes/no)

Yes = 2 / No = 0

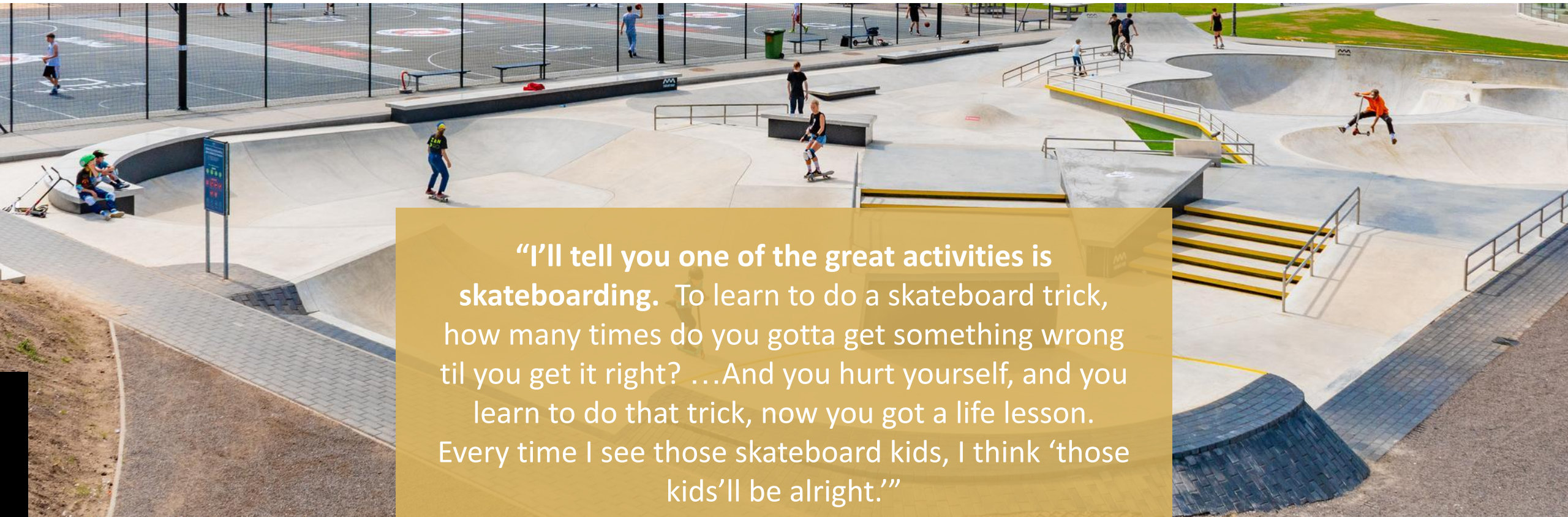
Flood Risk (no/yes)

No = 0 / Yes = -1

Buried Utilities (no/yes)

No = 0 / Yes = -1

OBJECTIVE LOCATION ANALYSIS



“I’ll tell you one of the great activities is **skateboarding**. To learn to do a skateboard trick, how many times do you gotta get something wrong til you get it right? ...And you hurt yourself, and you learn to do that trick, now you got a life lesson. Every time I see those skateboard kids, I think ‘those kids’ll be alright.’”

Jerry Seinfeld

Step 1: Location Rankings Matrix

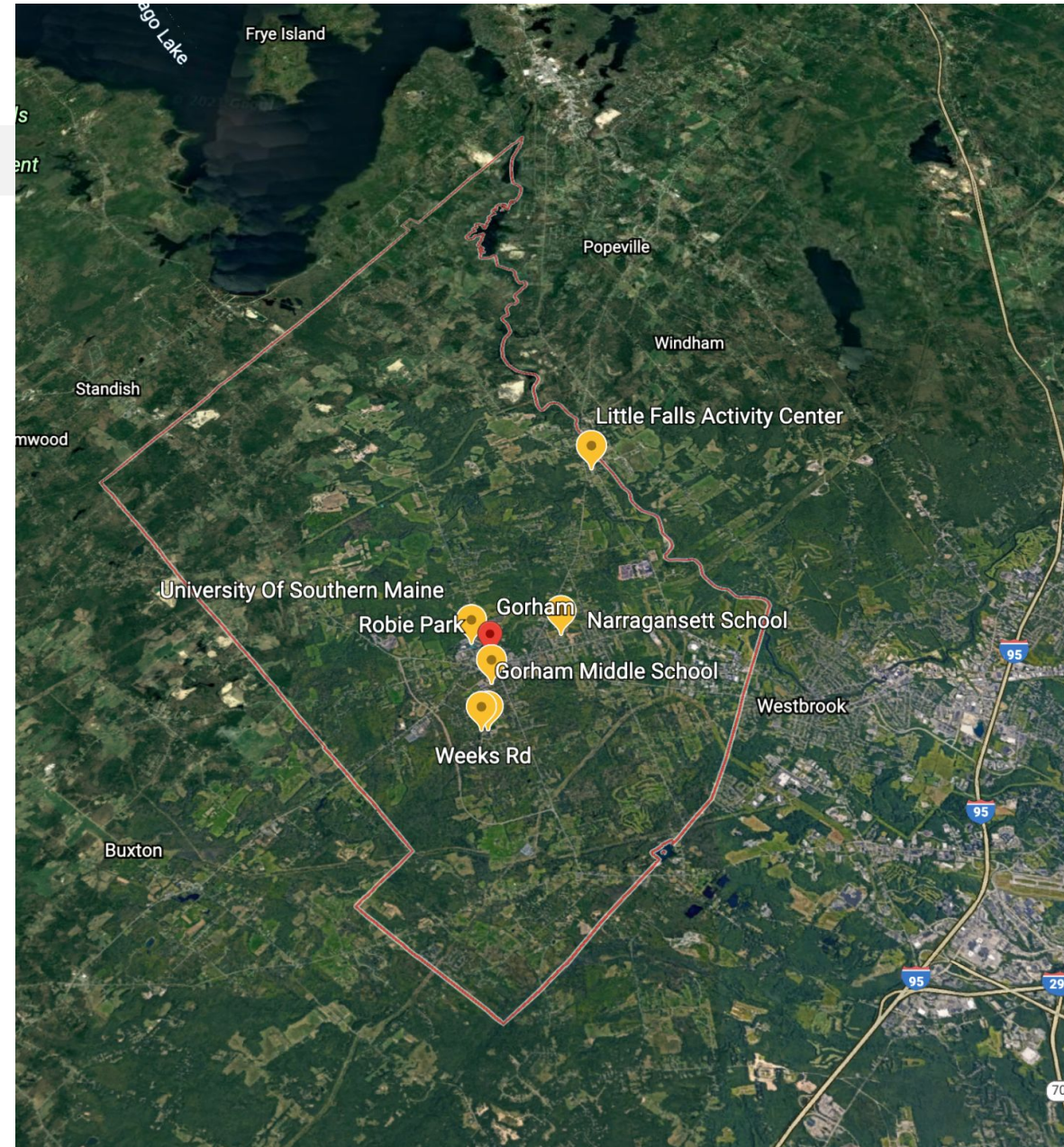
Location	Visibility and Access						Proximity						Other			Rank	Total Space Size (sq ft)
	Visibility	Walking Access	Street Access	Greenbelt Access	Public School	Activity	Emerg. Resp.	Public Transport	Restroom	Lighting	Food	Parking	CDBG Funding	Flood Risk	Buried Utilities		
Narragansett Elementary	3	3	1	0	3	3	3	2	2	0	2	1	0	0	0	26	248000
Robie Park	0	3	1	3	3	1	1	1	1	0	1	1	0	0	0	17	33000, 121000
Weeks Road	0	2	1	3	3	0	0	0	1	0	1	1	0	0	0	12	10000
Middle School Property	1	2	1	3	3	3	0	0	1	0	1	1	0	0	0	16	19000, 23000
Little Falls Recreation Area	2	0	1	2	1	1	0	0	2	0	3	1	1	0	0	15	10000, 16000, 18000
USM Property	2	3	1	2	3	1	2	3	2	0	3	1	0	0	0	21	10000+

Step 2: Once we had gathered our location criteria we then applied common sense subjective analysis to determine final ranking and recommendations

Possible Locations in Gorham

We have analysed six possible locations in Gorham. Locations were made based on previous conversations and recommendations from Town authorities. We will review each location, its scoring and pros/cons in this presentation.

- **Narragansett Elementary**
- **Robie Park**
- **Middle School Property**
- **Weeks Road**
- **Little Falls Recreation Area**
- **USM Campus**



Narragansett Elementary

Score: 26

Narragansett scored the highest in our ranking system and for good reason. It is centrally located to much of the community in a highly visible location right next to the public safety buildings. It is closer to public transit, food and other conveniences than any of the other locations as well.

Narragansett is also in a place where the Skatepark can grow if the community needs it to, has ample parking and is near other recreational areas.

This would be ideally implemented as part of the execution of of a few key elements of the Master plan for his area, increasing the Activity score and long term value of the park.

A point raised in our discussions was around plans for the property relative to additional capital investments for school expansion over the 10 to 15 year time horizon



Robie Park

Score: 17

Robie Park is ranked second in our location list - while the surrounding tree line does block some visibility, it is in a high activity area (public park, baseball field and high school) and the tree line shields residents and provides shade for the park. Robie Park is close enough to important considerations like food and public safety to work and limited access to growth in the existing park space.

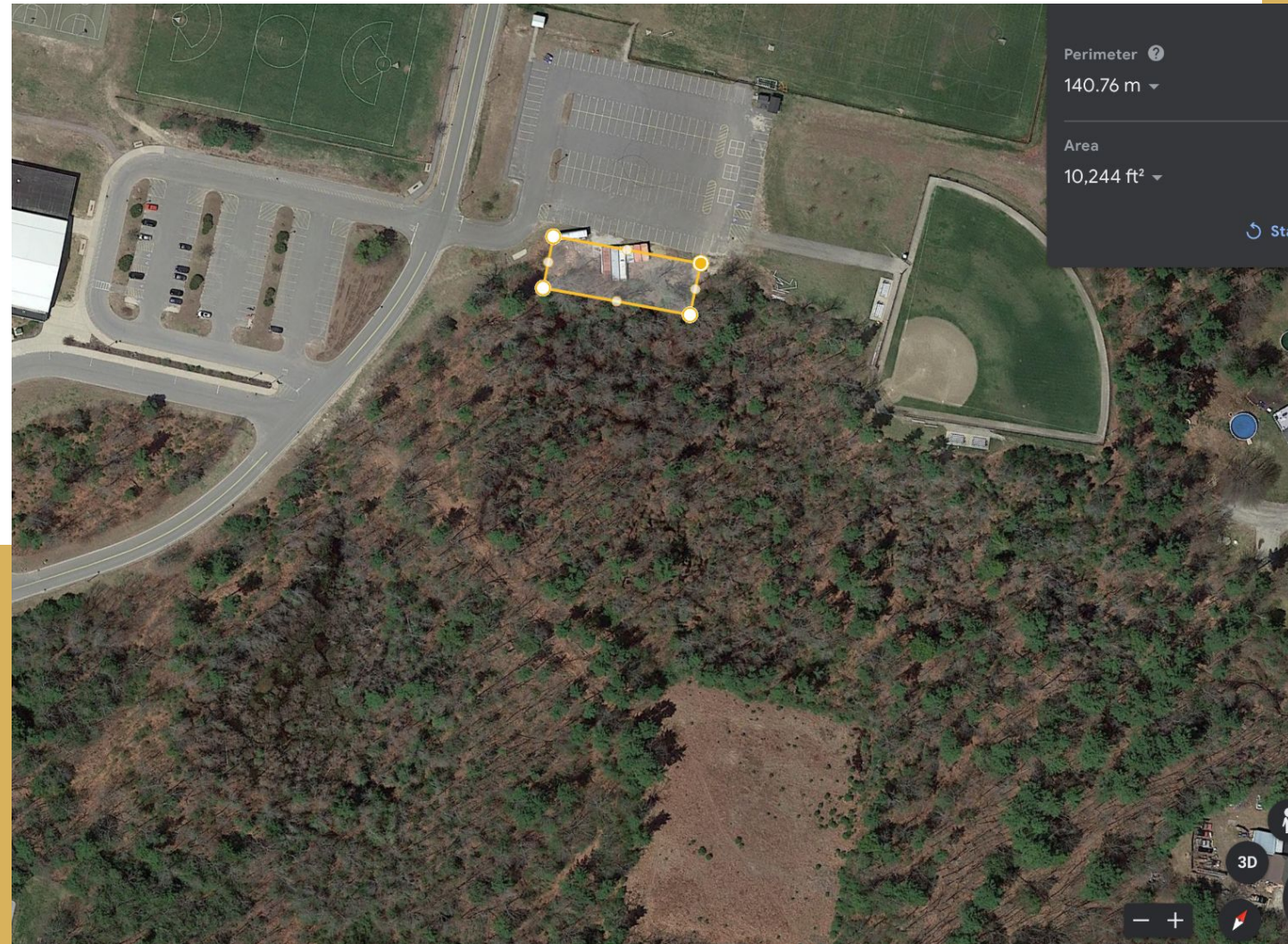
One consideration against Robie Park is the possibility of future Gorham High School expansion requiring that space.



Gorham Middle School

Score: 16

Gorham Middle School is ranked third on our list. The GMS location is in a high activity area, being right next to the school and multiple athletic fields. Clearing space across from the parking lot will give it easy access, preserve some visibility to the other fields and provide shade to the participants. It's scored lower due to distance to considerations like food and public safety, but it's not so far that it did not score at all in these categories.



Little Falls Recreation Area

Score: 15

Little Falls is in a highly visible, high activity area, with easy access via public roads, good parking and greenbelt access. It also looks like it has room to expand, and would likely be a second choice behind Narragansett if it was not for its distance from emergency response and not being centrally located to the rest of Gorham.



Weeks Road

Score: 12

Weeks Road is not an ideal location. It scores low across all important categories and most especially will be very low visibility, will need to clear land for expansion and requires travel to access any amenities. Any work done on the site could also be more expensive as work will be done on top of an existing landfill and digging down will not be possible.

That said, a skatepark located here would be co-located with the existing pump track providing the start of a multi-purpose recreation site

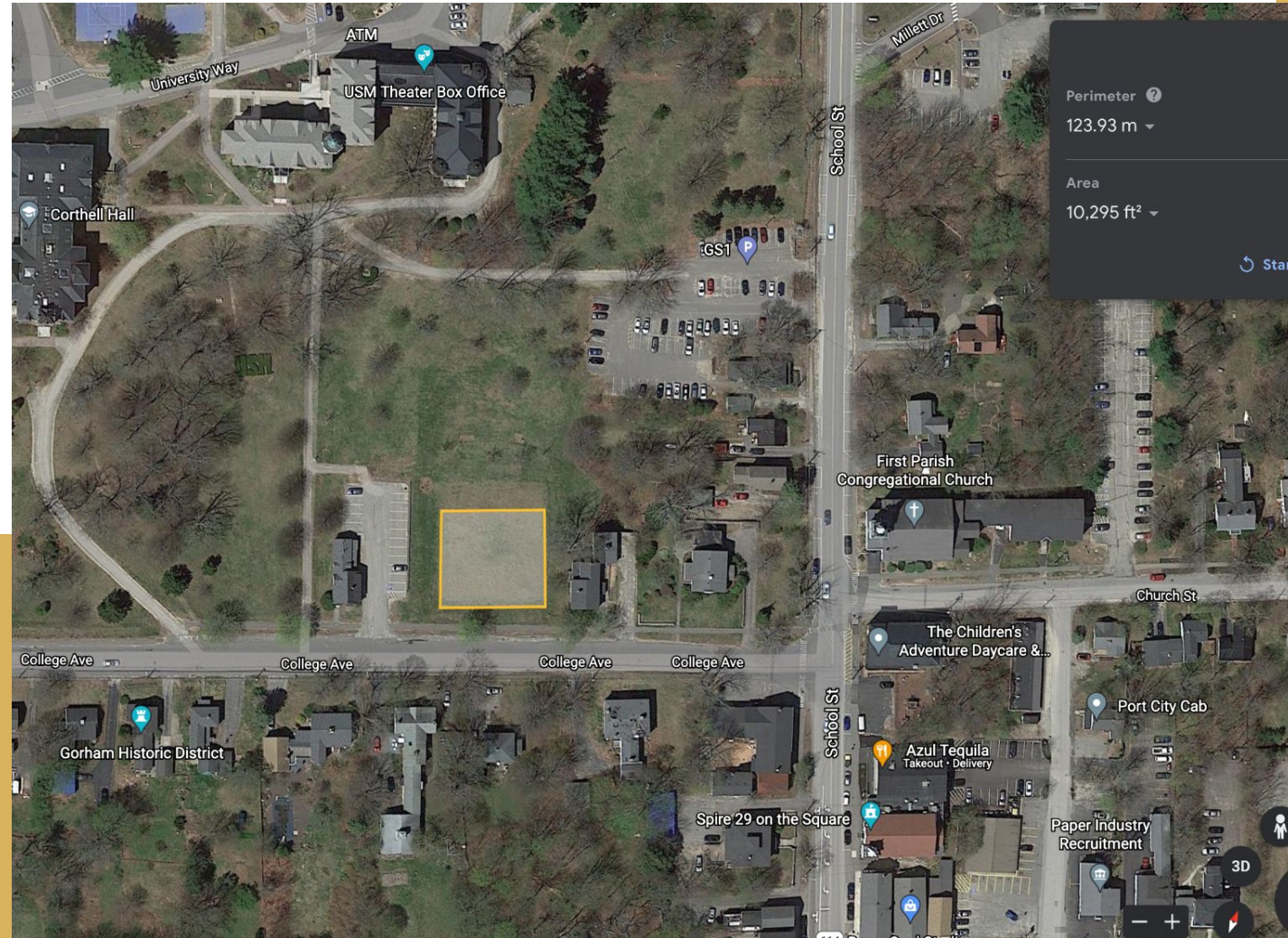


USM Campus

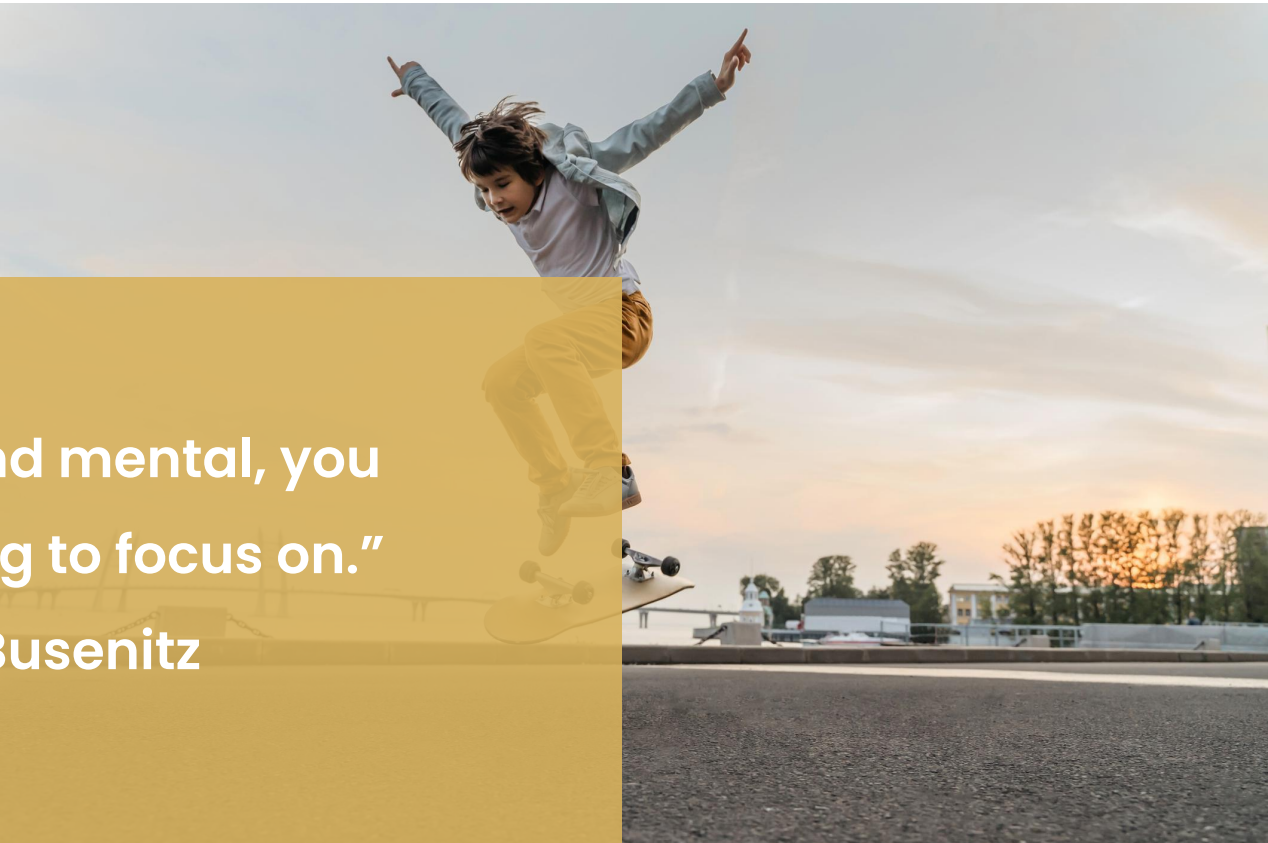
Score: 21

USM scored second highest in ranking matrix but is low on the list of recommendations due to several subjective concerns:

- Proximity to residential – the proposed location is directly across the street from private residences
- USM campus age users unintentional creating tension with younger skatepark users given its on campus location.
- Competition with Students in using parking.
- If this site were to move ahead, a condition of its use is that the Town assume liability (and indemnification) for any injuries in the skatepark
- Approval of this location will most likely require an extended timeframe given the governance structure of the University system



ADDITIONAL INFORMATION



"Its Physical and mental, you
have something to focus on."

Dennis Busenitz

Concrete Skatepark Design Examples

Skateparks can be designed and built to be complementary to the spaces they live in - enhancing the existing park structure and making the space more inviting to participants and observers alike. We have included a few example parks that have a creative use of space and serve as good examples of how skateparks can be integrated into existing park space.

- Coeur d'Alene Skatepark
- Ed Benedict Skatepark
- Beautiful Mountain Skatepark
- City of Pharr Skatepark

Coeur d'Alene Skate Park

- 14000 sq feet
- Developed by Evergreen Skateparks
- “In 2017, the local Urban Renewal Development board approved partial funding for a new 14,000 square foot skate park with the remainder paid for with the Parks Capital Improvement Fund. Construction was completed in the fall of 2018. This new skate park now serves as a regional draw to skaters and sees a large amount of use.” -

<https://www.coeurdalene.org/places/united-states/idaho/coeur-dalene/outdoor-activities/coeur-dalene-skate-park/>



Ed Benedict Skate Park

- 18000 sq feet
- Portland Oregon
- Design: New Line Skateparks
- "We're trying to say there's so much opportunity to create amazing spaces for skateboarding, and go beyond just building a skatepark but to really make something that everybody can enjoy," project manager Taj Hanson said. "Vegetation is the center of the project. You don't see that at any other skatepark, especially to the degrees we have native vegetation integrated into the plans."



Beautiful Mountain Skate Park

- 10000 sq feet
- Beaumont Texas
- SPA Skateparks
- “The unique, amphitheater style skate park design is the culmination of a series of input meetings with an already-identified focus group consisting of skateboarders, inline skaters and bmx riders. This 10,000 square foot skate park truly has a lot for everyone and was designed and built for all ages and skill levels.”
- “Utilizing local companies as part of the Beaumont design-build skate park, SPA Skateparks managed all subcontracts including a security skate park lighting system, fully automated irrigation system, Bermuda grass sod and hydroseed and skate park signage.”



Victor Garcia Municipal Skate Park

- ~10000 sq feet
- City of Pharr TX
- “The City of Pharr Victor Garcia Skate Park is generally represented in a V shape layout. The two clearly developed legs can be ridden independently of each other, or may be combined to extend the run. Due to site and budgetary conditions all terrain is placed at or above existing grade and leans more towards a plaza / street terrain type. Quarter pipes and other transitioned elements serve as turnaround features. The skatepark is positioned purposefully and appropriately towards one side of the park. “



ADDITIONAL INFORMATION



**“If your town doesn’t
have a skatepark, it is one”**
Mayor Dwight James, Richmond, VA

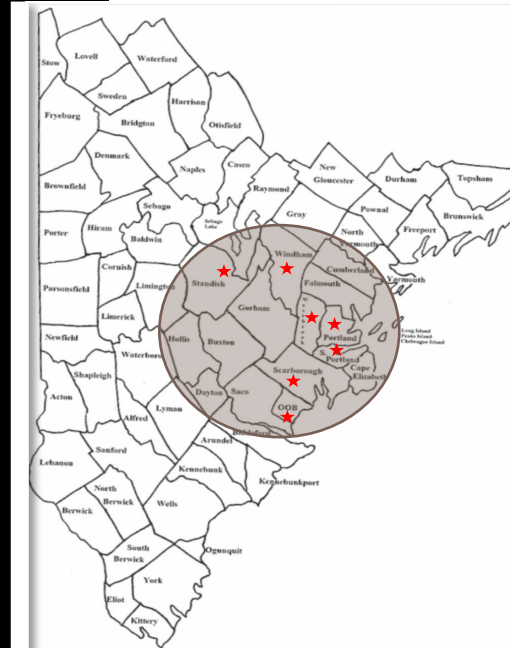
With over 40 skateparks in the state of Maine and several local municipalities investing in their own parks, communities are realizing the benefits that a skatepark can provide as an important element of a happy, healthy community

WINDHAM
New skatepark build in 2019

SOUTH PORTLAND
Park proposal approved; moving to design and fundraising stage

PORTLAND
Park expansion underway

OOB
Park expansion recently completed



75 South Street, c/o Planning Department, Suite 1, Gorham, ME 04038
info@gorhamconservation.org • www.gorhamconservation.org

Tom Dupuis
Gorham, ME 04038

Feb 10, 2021

Tom,

On behalf of the Conservation Commission I want to express our excitement and support at the possibility of a skateboard park in the Town of Gorham. Skateboarding and scootering has broad appeal to a wide variety of ages and across genders while providing an excellent compliment to more structured team or group based activities.

In terms of encouraging all of our community members to be active in the outdoors, skateboarding provides an accessible, healthy athletic activity both physically (muscle and bone strengthening) and socially (mutual respect, networking, artistic expression and appreciation for the environment). We look forward to the prospect of this project moving forward and see it as an important element of a happy and healthy Gorham community.

Best Regards,

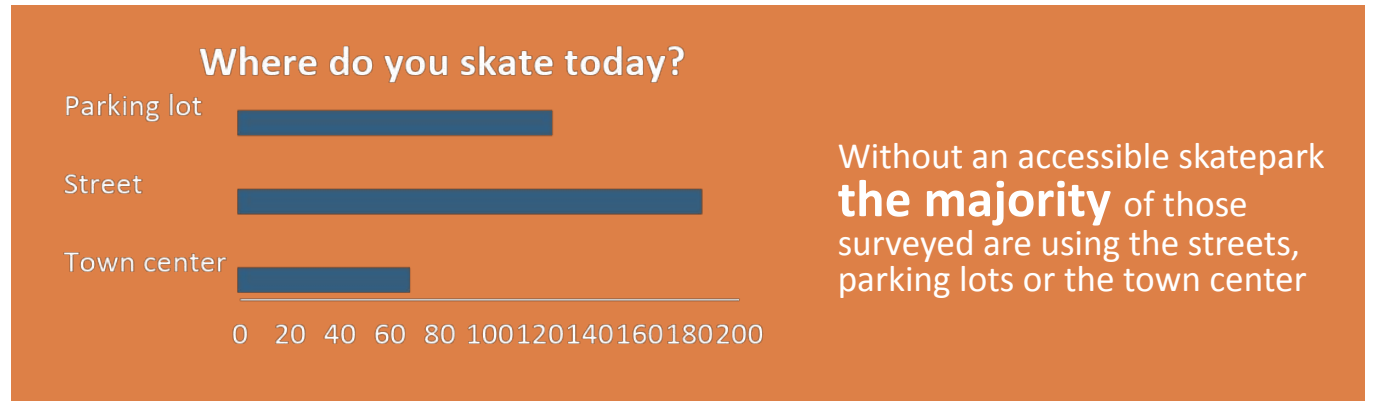
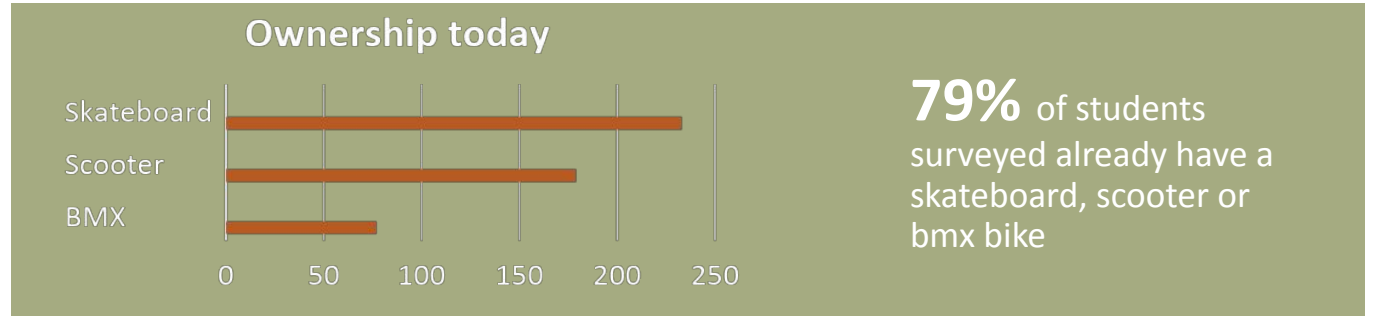
Bill Moreno
Chair, Gorham Conservation Commission



COMMUNITY SUPPORT

There is a high level of community support for advancing the idea of a town skatepark with 8 out of 10 students surveyed* very or extremely excited to have a town skatepark

* February 2021 Gorham K-12 student survey w/ 375+ responses



COMMUNITY SUPPORT

There is strong community support from the organizations that we've spoken with so far..



COMMUNITY SUPPORT



Tom Dupuis
Re: Gorham Skatepark

Mr. Dupuis,
We recently became aware of your efforts to Gorham doesn't have one yet. The need is clear, th
take it from concept to reality. I have every confid

Gorham Sand & Gravel is ready to help. At
the project become. Materials, manpower, coordin
newest recreational addition to the Town of Gorham
young adults using the park.

Thank you for leading the charge.

Mark Curtis
General Manager



75 South Street, c/o Planning Department, Suite 1, Gorham, ME 04038
info@gorhamconservation.org - www.gorhamconservation.org

Tom Dupuis
Gorham, ME 04038
Feb 10, 2021

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bone strengthening) and socially (mutual respect, networking, artistic e
appreciation for the environment). We look forward to the prospect of
forward and see it as an important element of a happy and healthy Go

Best Regards,
Bill Moreno
Chair, Gorham Conservation Commission

February 23, 2021



Tom Dupuis
Gorham, ME 04038

RE: Gorham Business Exchange's Support for Local Skate

Mr. Dupuis,


On behalf of the Gorham Business Exchange I want to ex
skateboard park in the Town of Gorham. One thing the C
our town's outdoor recreation facilities are a major attrac
The town now has almost 50 miles of outdoor trails that c
country skiing, snowmobiling, etc. The concept of an out
with the positive feedback we have been hearing.

We would be happy to encourage our business members
spread the word about the availability of it. We saw last y
developed in town brought a lot of good press, happy res
skatepark would do the same. We fully support the conce
positive for all in the community.

Sincerely,

Ethan Johnson
President, Gorham Business Exchange

February 21, 2021



RE: Proposal for Skatepark in Gorham

To Whom It May Concern:


On behalf of the Gorham Village Alliance (GVA) Board of Directors, I am pleased to provide
support for Tom Dupuis' proposal to bring a skatepark to the Town of Gorham. The GVA
identified three benefits of this project.

Safety
A skatepark will provide a dedicated area for skateboarding, scootering, and BMX biking.
facility, these popular activities often take place in parking lots or on busy streets with inc
personal injury and property damage. Having a safe place for people to pursue their skate
passions would reduce the incidence of "street skating" and its inherent risks.

Economic
A well-designed and suitably sited skatepark will attract visitors to Gorham who spend m
community. Skateparks also help create the need for quality skateboard shops, which wo
revenue and jobs.


Health/Wellness
Gorham is a community that takes its recreation seriously! A skatepark would be a fitting
public recreational opportunities currently available for walking, running, cycling, boating
other pursuits.

In closing, the GVA Board of Directors believes the proposed skatepark would be an asset
community, and we look forward to seeing the completed project.

Sincerely,

Katherine A. Garrard
President
Board of Directors

P.O. Box 572 | Gorham, Maine 04038

*The Gorham Village Alliance is a 501(c)3 nonprofit organization leading the effort
to create a more vibrant and economically viable downtown in Gorham, Maine.*




24 February 2021

Subject: Skateboard Park at Chick Road Propert

We would like to express our support for the cre
We feel this would be a unique way to encourag
healthy activity. Skateboarding appeals to a wid
can be done individually or in groups and can be
of outdoor activities.

Gorham Outdoors is focused on providing a var
activities in our community. Members of our vol
recreation department employees, residents an
benefits of time spent outside should be availa

Sincerely,
Jason Tanguay
President, Gorham Outdoors



Gorham Economic Development Corporation
Chris Kelley, Chair
chris@mainesatek.com
Kevin Jensen, Director of Economic Development
kjensen@gorham.me.us
Tel: 207-222-1620

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

March 30, 2021

Tom Dupuis
107 Quincy Drive
Gorham, Maine 04038

RE: Public Skatepark in Gorham

Dear Mr. Dupuis:


On behalf of the Gorham Economic Development Corporation (GEDC), I am writing to express the
Board's unanimous and overwhelming support for the development of a skate park in the Town of
Gorham.

A park amenity of this type in Gorham will be a tremendous asset for community development and
will serve to advance the Town's objective "to provide high-quality, well-maintained recreational
facilities" as stated in our Comprehensive Plan. Further, the addition of a skate park to Gorham's
recreational offerings demonstrates the Town's commitment to a healthy community to business
owners and professionals, not to mention families who may be interested in relocating to Gorham.

There are just over 40 skateparks in the state of Maine, including many built with cooperation and
support from local municipalities. When completed, Gorham will join these communities in
recognizing the benefits of a public skatepark, including its accessibility and appeal to a wide age and
gender demographic.

Gorham has already received some extremely positive community support regarding this project that
will support the Town's pursuit of sustainable economic development. The completion of this
skatepark project will send the message that Gorham, Maine cares about the quality of life of its
residents and chooses to invest in the future of this community.

We support this program with unanimous approval by the GEDC Board of Directors, and we look
forward to providing additional support for this project, as necessary, in the future.

Best regards,

Christopher Kelley
Chair, Gorham Economic Development Corporation

CK/ Dan Nichols; Kevin Jensen

COMMUNITY SUPPORT

We believe a private / public partnership is an ideal model to make this idea a reality. We have initial community business support and have already secured a private commitment for up to \$250K (assuming we are able to obtain a reasonable amount of public support)

The most successful skatepark projects start with a passionate community and alignment with public level goals and

Local businesses have started to reach out to us proactively to express their support and interest in moving the project ahead

We have already lined up a substantial amount of private funding and would like to explore what a partnership with the town could look like

We're excited at the prospect of making the Gorham Skatepark Project a reality and look forward to working with you!



939 Parker Farm Road
Buxton, Me 04093
(207) 839-2442 FAX (207) 839-5445
www.GSGRAVEL.com

Tom Dupuis

Re: Gorham Skatepark

January 16, 2020

Mr. Dupuis,

We recently became aware of your efforts to bring a skatepark to Gorham. I have often wondered how Gorham doesn't have one yet. The need is clear, the enthusiasm exists. Like any idea, it needs a good leader to take it from concept to reality. I have every confidence that you are that person.

Gorham Sand & Gravel is ready to help. As the process moves forward, let us know what the needs for the project become. Materials, manpower, coordination of trades, etc. We look forward to being a part of the newest recreational addition to the Town of Gorham. I can already see the smiles on the faces of the kids and young adults using the park.

Thank you for leading the charge.

Mark Curtis
General Manager

RESOURCES



“All skateboarding is, is putting
ideas
into action.”

Marc Johnson

TYPES OF SKATEPARKS

A concrete park designed for skateboarders, scooter riders, and BMX riders aligns with the contemporary parks that local municipalities are putting in place

Pre-Fabricated: Scarborough



- Lowest construction costs
- Annual Maintenance needed
- Higher maintenance costs
- Subject to faster decay due to weather and the elements

Concrete: Portland



- Median construction costs
- Lowest maintenance
- Lowest maintenance costs
- Long-lasting

Indoor: Bath



- Highest cost of construction and maintenance
- Requires building permits, more construction, electricity, plumbing, sewage, staffing, supplies, maintenance, permits and more

CONSTRUCTION COST

The cost of a park depends on the size, type and location of park.

Leveraging a site that utilizes existing infrastructure (e.g. parking spaces) allows for much more cost-effective construction.

Concrete parks (recommended) range from \$250k (5000 sq ft) - \$500k+ (10,000+ sq ft).

As points of comparison:

- Portland's skatepark is currently 8350 sq ft and they are actively looking to expand it
- South Portland's proposed skatepark is targeting 8000-10,000 sq ft and is expected to cost \$350 - \$400K
- Windham's skatepark is modest in size (~2600 sq ft) and cost (\$175K) and is one element of a broader community center



Hypothetical Concept Renderings

~5000 sq foot skatepark / ~\$200K cost



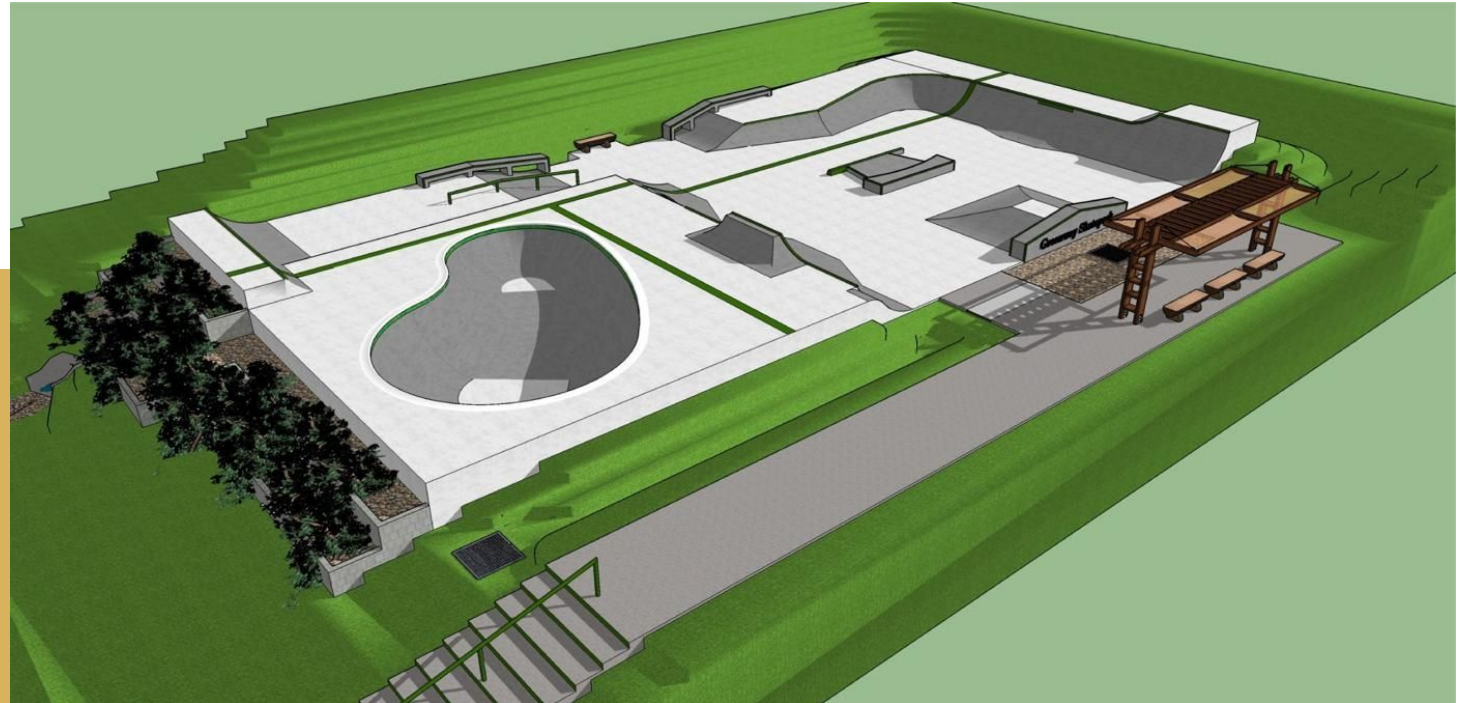
Hypothetical Concept Renderings

~8000+ sq foot skatepark / ~\$350K - \$400K cost



Hypothetical Concept Renderings

~5000+ sq foot skatepark / ~\$300K cost



Please contact us if you're interested in being part of the team or would like to discuss the proposal

EMAIL: GORHAMSKATEPARK@GMAIL.COM

FACEBOOK: @GORHAMSKATEPARKPROJECT

TOM DUPUIS

Project Community Lead

EMMA CHRISTAKIS

Project Management

LIAM NICKERSON

Community and Student Advocate

JAMES RUTHERFORD

Site Location and Community Advocate



GORHAM SKATEPARK PROJECT

Thank You

MAY 2021





April 16, 2021

Gorham Town Council
Gorham Municipal Center
75 South Street, Suite 1
Gorham, Maine 04038

Re: Proposed Amendment to Contract Zoning Agreement

Dear Chairman Pratt and Members of the Gorham Town Council,

Thank you for the opportunity to present this proposed amendment to the Contract Zoning Agreement between the Town of Gorham and Gorham Savings Bank. In an effort to utilize the Bank's space at the Operations Center located at 10 Wentworth Drive in a way that serves and benefits our community, we are considering a lease agreement with the Gorham Arts Alliance for use as a day care program.

The Town Council adopted the original Contract Zoning Agreement (CZA) with the Gorham Savings Bank (GSB) in December of 1996. The Bank had owned the property for approximately 50 years at that point and was seeking to develop a new banking operations center on a portion of the remainder of the property as well as a proposed 6-lot commercial subdivision. After the CZA was approved and the banking operations center was built on Lot 1, the Town amended the CZA in 1999 to reflect the fact that the Bank no longer wished to subdivide the land and instead intended to donate approximately 100 acres of the remaining land to the Town. In addition to Lot 1 where the GSB operations center is located, the bank kept one of the originally proposed lots, which is currently vacant.

As noted in the original Contract Zone Agreement:

- 1) The current CZA allows as a permitted use "Schools, hospitals, churches or any other non-residential institution of educational, religious, philanthropic, fraternal or social nature which has less than 2000 sf of floor are and generates less than 200 vehicle trips during a 24 hour period" (*See pg 7-8, section 5a, #6*).
- 2) On Lot 1, where the GSB Operation Center is located, Day care centers are not allowed. (*See pg 9, section 5b, #3*)
- 3) Although a certain number of spots at the Gorham Arts Alliance programs will be reserved for Gorham Savings Bank employees, (*See pg 9, section 5b, #5c*), enrollment in the programs at the Gorham Arts Alliance will be open to the general public to better serve the ever growing child care needs of the community.

We are asking the Town Council for an amendment to the Contract Zone Agreement to specifically accommodate Day Care use.

Gorham Savings Bank remains an organization that is committed to serving the Gorham community. The Covid-19 pandemic has impacted the families in our community significantly. As child care centers close, as the need for child care has grown exponentially. The proposed amendment would enable us to support the expansion of the Gorham Arts Alliance in providing local families with safe, reliable childcare and enrichment programs which would benefit the community as a whole.



We look forward to working with you and Gorham's Planning Board on this proposed amendment and will provide any additional information you need to support this amendment.

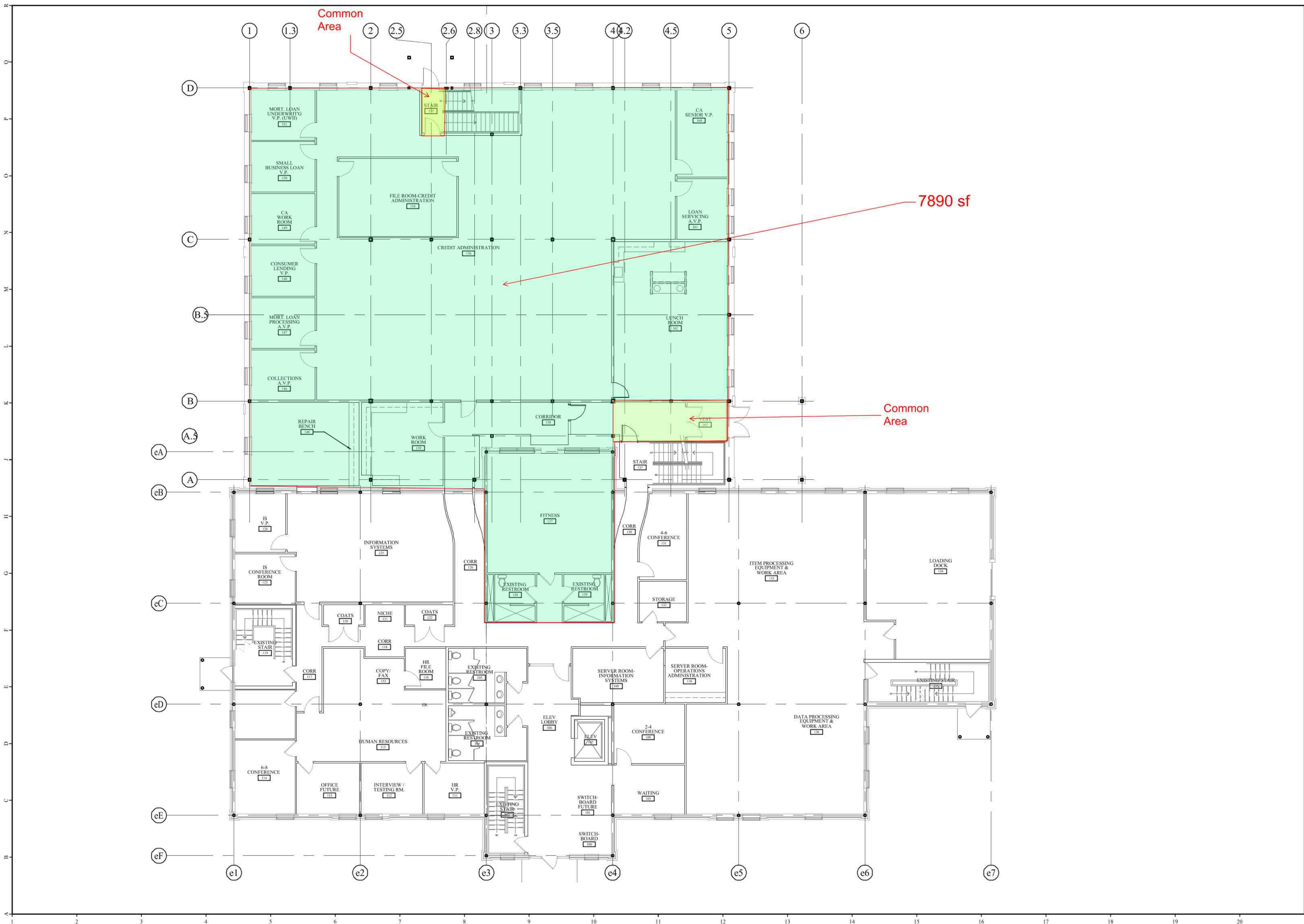
Sincerely,

A handwritten signature in blue ink that reads "Steve deCastro".

Steve deCastro
President & Chief Executive Officer

enclosure

Cc: Ephrem Paraschak, Town Manager
Tom Poirier, Director of Community Development
Carol Eyerman, Town Planner
Amy Valentine, Executive Director, Gorham Arts Alliance



GAWRON TURGEON ARCHITECTS
 29 Black Point Road
 Scarborough, ME 04074
 www.gawronturgeon.com
 Tel. 207.883.6307
 Fax. 207.883.0361

GORHAM SAVINGS BANK
 Operations Center
 Gorham, Maine

REVISIONS		
#	DATE	DESCRIPTION
1	03.02.20	PROGRESS PRICING

DATE:	09.15.20
PROJECT #:	020520
DRAWN BY:	ARW
CHECKED BY:	
DRAWING SCALE:	1/8" = 1'-0"

SHEET TITLE
 FIRST FLOOR PLAN

A101

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Lavoie Bike Park Trail Proposal

Introduction

The Gorham Conservation Commission (GCC) in partnership with the non-profit, Greater Portland chapter of the New England Mountain Bike Association (GP NEMBA) is requesting approval to construct a bike-specific trail at the Lavoie Bike Park on Weeks Road in Gorham, Maine.

Project Summary

The primary purpose of this trail is to offer a new, unique experience for riders at the Lavoie Bike Park without impacting the existing multi-use trails around it. This trail will complement the pump track and appeal to riders looking to mix traditional single track mountain biking with more fun and interesting features.

What sets this trail apart from the pump track is that it will wind through the woods. Unlike the existing trails at the bike park, it will also incorporate man made features such as berms and rollers with natural terrain while providing optional lines for riders of different ability levels.

Because this trail is meant to be a directional, bike-specific loop that does not cross any of the existing multi-use trails, it will help keep bikers and other trail users separate so that bikers can ride without intersections or on-coming traffic. This will also encourage riders to "session" this trail, lowering rider traffic on other trails around the bike park.

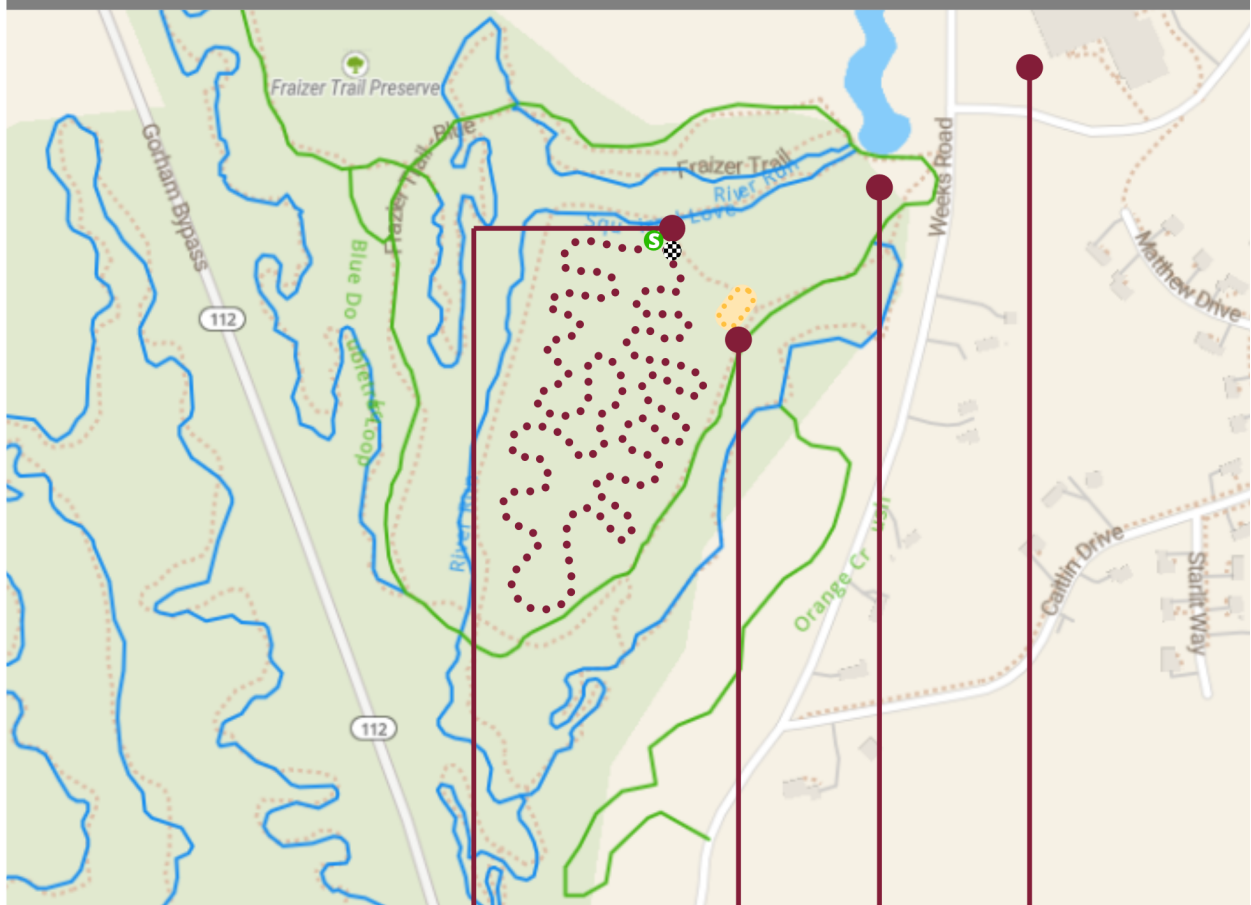
Lastly, given the large amount of families already using the pump track, this trail will offer easy access to different options for families with riders of multiple ages and experience levels.

Trail Location & Construction

The trail will be on a section of the Weeks Parcel that currently doesn't have any improved trails on it. It will be between 0.5 and 0.8 miles long and will be built in phases. The tread width will vary from 2' to 5' on average and will only be on the wider side where it is necessary for safety. This trail will not cross any streams or areas with standing water.



Lavoie Bike Park - Bike Trail Project



.....
**New Trail
Corridor**

●
**Bike Trail
Start & Finish**

●
Pump Track

●
**Material
Staging Area**

●
Middle School

Because we cannot dig or move existing soils, we will need to bring in material to build up sections of trail and create features. Material delivery will use the same access gate and trail that we used for the pump track. No large trees will be cut and we plan to build this with minimal impact on the existing area by using the rolling terrain "as is" as much as possible. Public Works will be kept informed of the process and consulted if any difficulties or questions arise.



Volunteer trail crews from GP NEMBA and hired machine operators (as needed) will provide the needed labor and the overall project supervision will be done by GCC and GP NEMBA Board Members Sam Morton and Rob Lavoie. The new trail will be closed while active construction is underway, but surrounding trails should remain open.

Phase 1. Flagging and Corridor Clear

Trail route is flagged and the trail corridor is cleared. This process will be done with hand tools.

Phase 2. Build Tread and Bring in Material

Once the corridor is cleared, the initial trail tread will be built. This will involve clearing sticks, leaves and other debris using hand tools. Fill material delivery will start now for use building up the base tread on an as needed basis. Material will be staged at the “staging lot” above the pump track and moved to the trail as needed by tractors and wheelbarrows.

Phase 3. Test Design & Build Features

Once the tread is built, the trail will be “open” for riders to use. This is to make sure the trail rides well and any necessary adjustments will be made. Features including banked turns, rollers and tabletops will then be built up. Some of these will require the use of a skid steer to move and shape material. For this, we have budgeted for hiring experienced operators. We will also be using wheelbarrows, plate compactors and hand tools in this phase.

Phase 4. Tune / Maintain Features

As the new trail gets more use, we may need to improve or adjust some features to make sure the overall trail experience is as fun as possible for a wide range of riders.

Scope of Project

Overall trail length will be determined by the terrain available but we anticipate a loop that is between 0.5 to 0.8 of a mile. The amount of material needed will be determined by length of trail and how many features we need to build. We have budgeted for 800 cubic yards of material, but it will be ordered in smaller amounts on an as needed basis. For reference, the pump track was scoped out with 400 cubic yards of material.

Initial funding will come from GP NEMBA with a signature trail grant they obtained for \$10000, plus an additional \$2500 of their own funds, both of which are earmarked for trail development in Gorham. Additional funding will be obtained via GP NEMBA fundraising and in-kind donations from local businesses such as Gorham Sand & Gravel (GP NEMBA



has already started discussions with GSG because of the invaluable help they provided on the pump track project).

Proposed Project Budget

Material		Costs	Notes
			Require 800 yards for tread, berms and rollers
Solid Fill		\$3,231	All costs include delivery to site
3/4" Recycled Asphalt		\$4,244	
1/2" Gravel		\$4,500	
1 1/2" Stone and Rip rap		\$1,500	
Material & Aggregate Total		\$13,475	
Signage- MTB best practices & tips		\$452	2' x 3' Featuring GCC & GPNEMBA logos. Sign costs include posts & hardware
Signage-"traffic" and caution		\$358	8" x 12"
Fuel for Rental Equipment		\$405	
Pipe for culverts		\$360	
Misc supplies		\$250	
Total Materials and Supplies		\$15,300	
Tools and Machine rentals			
Skid steer / mini excavator		\$3,200	V&M Rental
Compactor-18" reversible		\$1,200	Sun Belt Rental
Compactor-plate		\$0	Donated
Compactor-26" walk behind roller		\$500	Sun Belt Rental
Hand tools		\$0	Supplied by GPNEMBA
Tool and Machine Total		\$4,900	
Labor	Hours		
Volunteer Labor- GPNEMBA members	576	\$0	Coordinated by Kathleen Pigeon
Volunteer Labor- Students	240	\$0	Coordinated by Anton G. and Deny Albert
Volunteer Labor- Crew Leaders	768	\$0	Coordinated by Rob LaVoie & Bill Moreno



Professional Labor-Machine Operator	80	\$4,000	Options include; Mainway, Gorham SG, Wonderous Trails
Total Expenses		\$20,200	
Revenue			
NEMBA Grant		(\$10,000)	
GP NEMBA contribution		(\$2,500)	
Business In Kind donations		(\$4,300)	
Fundraising		(\$3,400)	
Total Revenue		(\$20,200)	
Total		\$0	

Liability and Risk Management

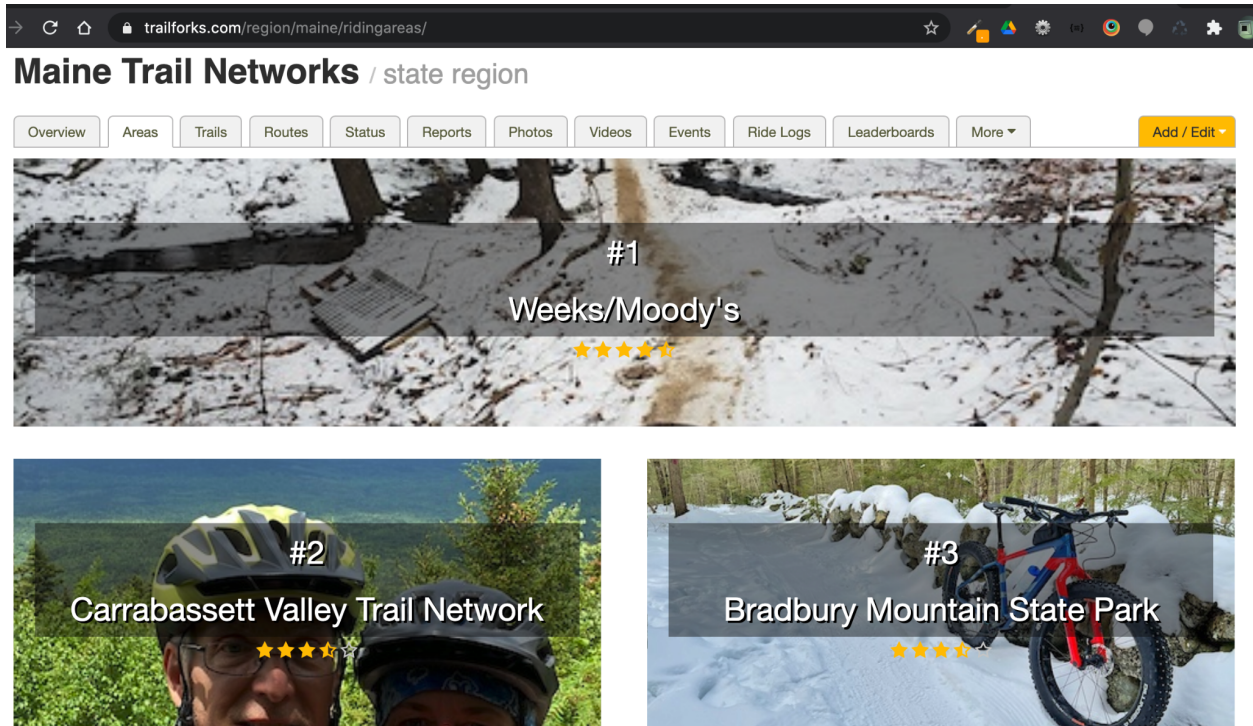
Construction of the trail will be insured by GP NEMBA blanket policy which covers volunteers, man-made features, equipment usage, and maintenance of the trail. Subsequent insurance will fall under the town's existing policy and will be treated as any other town park, field, or playground.

GCC & GP NEMBA plan to post signage with rules, regulations, and risk of recreation on the trail. Motorized vehicles including motorbikes will not be allowed on the trail.

Community Benefits

This project will expand opportunities for our youth and citizens to enjoy off road biking in a safe, healthy and fun manner. Also, with Gorham Middle School developing a bike program and a new mountain bike club forming at Gorham High School, this project will offer opportunities for students to not only learn new skills on a bike, but to also volunteer to maintain trails and learn about being good trail stewards.

The pump track has helped make Gorham a destination for cyclists of all ages and this project will enhance our reputation as one of the most popular cycling locations in Maine. That, in turn, will continue to stimulate the local economy by providing additional recreational opportunities for Gorham residents and encourage people to visit and, in some cases, to reside in Gorham.



Screenshot from www.trailforks.com showing most popular trails in Maine on 22 April 2021. On Trail Forks, Weeks/Moody's refers to the Bike Park trails and the surrounding trails on private land abutting the Weeks parcel and the bypass.

Management Plan

The biggest long term problem with trails is drainage from rainfall. The Weeks Road parcel is ideal because it is sand-based and provides optimal drainage and this trail is being built upon higher ground free of crossing streams or standing bodies of water.

Once the trail is built, all that is required for maintenance is periodic repairs on the features and corridor maintenance (trimming branches, removing sticks, leaves and other debris). This can be performed with hand tools by volunteers. GP NEMBA will assist GCC in maintaining the track.

GCC will work with Public Works and the Middle School students to remove trash and litter.

###