

AGENDA NOTES

Gorham Town Council Regular Meeting
November 9, 2021 – 6:30pm
Burleigh Loveitt Council Chambers

Item #2021-11-04

Action regarding the appointment of members of various Council Committees for the 2021-2022 year. (Admin. Spon.)

Appointment of various Town Council committee assignments for the 2021-2022 year. Staff recommend the Town Manager be appointed to the PACT Policy Committee and also 1 of 2 appointments to the METRO Regional Coalition at GPCOG.

Public hearing #1

On item #2021-11-05

Public hearing to hear comment on a proposal to issue a Medical Use Marijuana License to Eric Eddy, 7 County Road, Building B. Property owned by County Road LLC. (Admin. Spon.)

Staff reports the application is complete.

Public hearing #2

On item #2021-11-06

Public hearing to hear comment on a proposal to issue a Medical Use Marijuana License to Ryan Beer, Atlantic Roots, 17 Industrial Parkway, Unit B. Property owned by Wyatt Properties LLC. (Admin. Spon.)

Staff reports the application is complete.

Public hearing #3

On item #2021-11-07

Public hearing to hear comment on a proposal to issue a Medical Use Marijuana License to Kathleen West, Groovy Girls Garden, 15 Washburn Drive. Property owned by Kathleen West. (Admin. Spon.)

Staff reports the application is complete.

Public hearing #4

On item #2021-11-08

Public hearing to hear comment on proposed amendments to the Land Use and Development Code regarding the Narragansett Mixed-Use Development District. (Admin. Spon.)

This item corrects a front setback discrepancy that was identified in the Narragansett Mixed Use Development District. A business is looking to locate in the district and in order to expedite the corrective measure staff sent the item directly to the Planning Board for a public hearing and then now to the Town Council.

Item #2021-7-016

Action to consider amending the Land Use & Development Code to streamline the performance guarantee and site plan review process. (Ordinance Committee Spon.)

This item forwards to the Planning Board improvements to the performance guarantee and site review process as recommended by staff and the Ordinance Committee. A memo from staff is attached.

Item #2021-7-017

Action to consider formally naming the open space next to Robie Gym. (Councilor Wilder Cross Spon.)

This item was tabled in July by the Town Council at the request of Councilor Wilder Cross to solicit more feedback from local stakeholders. If adopted, this item would rename the Town-owned area between Robie Gym and Preble Street as the "Preble Street Common."

Item #2021-11-09

Action to consider accepting Freedom Drive as a public way. (Councilor Pratt Spon.)

This item is sponsored by the Council Chair on behalf of staff and would accept Freedom Drive as a Town roadway. Freedom Drive does have the ability to extend to future development. A memo from staff is attached.

Item #2021-11-10

Action to consider accepting Cotton Drive as a public way. (Councilor Pratt Spon.)

Again, sponsored on behalf of staff, this item would accept Cotton Drive as a public roadway. A memo is attached.

Item #2021-11-11

Action to consider instructing the Ordinance Committee to propose recommendations that allow for COVID 19 outdoor dining access to remain permanent. (Councilor Pratt Spon.)

This item would instruct the Ordinance Committee to look at exemptions that were put in place during the pandemic to allow for outdoor dining and make successful provisions permanent in the Land Use & Development Code.

Item #2021-11-12

Action to consider establishing a workshop with the Maine Turnpike Authority. (Councilor Pratt Spon.)

This item would establish a workshop with the Maine Turnpike Authority to receive an update on the Gorham Connector Project.

RULES OF THE GORHAM TOWN COUNCIL

Last amended December 4, 2018

Approved November 12, 2019

SECTION 1. TOWN COUNCIL MEETINGS

1.1 Within seven days after the Municipal Election, the Council shall hold an organizational meeting for the purpose of electing a Chairman and the following committees with each Council member serving on two standing Committees to include either (1) the Finance Committee or Ordinance Committee and either (2) the Appointments/Personnel Committee or Economic Development/Capital Improvements Committee.

Organizational
Meeting

1. Finance Committee
2. Ordinance Committee
3. Appointments/Personnel Committee
4. Economic Development/Capital Improvements Committee

The members of the Council to serve on the Finance, Ordinance, Appointments/Personnel, and Economic Development/Capital Improvements Committees shall be chosen by a majority of the Council and the Chair of the Council shall serve as an ex-officio member, having no vote on any Committees. Committees shall serve at the pleasure of the Council and will receive and act upon only those items and will perform only such duties as have been specifically referred to each Committee by Council action.

1.2 The regular meetings of the Town Council shall be held in the Gorham Municipal Center, or such other facilities as the Town Council may designate from time to time, at 6:30 p.m., current time, on the first Tuesday of each calendar month. When said day falls on a holiday or on Election Day, the regular meeting shall be held on the following Tuesday, at the same time and place. The date of any regular meeting may be changed by an order or resolve passed at the previous meeting upon the vote of five members of the Council, provided, however, that said change in date will still provide for one regular meeting each month.

Regular
Meetings

1.3 Special Meetings may be called by the Chairman, and in case of the Chairman's absence, disability or refusal, may be called by three members of the Town Council. Notice of such meeting shall be served in person or delivered to the residence of each member of the Town Council at least twenty-four (24) hours before the time for holding said special meeting, unless all members sign a waiver of said notice. The call for said special meeting shall set forth the matters to be acted upon at said meeting, and nothing else shall be voted upon at such special meeting.

Special
Meetings

SECTION 2. CONDUCT OF BUSINESS

2.1 A majority of the members of the Town Council shall constitute a quorum for the transaction of business, but a smaller number may adjourn from time to time. At least twenty-four (24) hours' notice of the time and place of holding such adjourned meeting shall be given to all members who are not present at the meeting from which adjournment is taken, unless such absent members sign a waiver of said notice.

Quorum
Adjourned
Meetings

2.2 The Town Council shall act only by ordinance, order or resolve. All ordinances, orders, and resolves shall be confined to one subject, which

Enactment
Form

shall be clearly expressed in the title.

2.3 All Orders approved by the Town Council that ask the voters of Gorham, through a referendum vote, to approve an expenditure of funds, shall include a statement advising voters of the estimated impact on property taxes of said expenditure.

Referendum Requirement

2.4 Initiatives to amend or enact a Town Ordinance, prior to their referral to a committee or an administrative official for development and drafting, and inquiries to committees not related to Town Ordinance shall be placed on a Council agenda for provisional approval. If the ordinance initiative obtains the provisional approval of a majority of Councilors, it may then be referred to the appropriate committee, board or administrative official for further development and drafting.

Initiatives to Amend or Enact Ordinances

2.5 In all votes of command, the form of expression shall be "Ordered"; and of opinions, principles, facts, or purposes, the form shall be "Resolved".

Order and Resolve Style

2.6 Every ordinance, order or resolve shall have a full reading unless the reading is dispensed with by the unanimous vote of those present, in which case reading shall be by title only.

Full Reading: Waiver

2.7 The yeas and nays shall be taken upon the passage of all ordinances and entered upon the record of the proceedings of the Town Council by the Clerk. The yeas and nays shall be taken on the passage of any order or resolve when called for by any member of the Town Council. Every ordinance, order and resolve shall require, on passage, the affirmative vote of four members of the Town Council.

Yeas and Nays Taken: When

2.8 No ordinance, except emergency ordinances as defined in Article II, Section 213.1 of the Charter, shall take effect and be in full force until 30 days from and after it shall have received publication as required by Section 213 of the Charter.

Ordinances: Effective When

2.9 Orders or resolves shall take effect immediately upon passage.

Orders, Resolve Effective

2.10 No ordinance, order, or resolve shall be in order for action at any meeting of the Town Council unless such ordinance order or resolve shall be filed in the office of the Town Manager on or before noon of the Wednesday prior to the regular meeting held on the first Tuesday of each month, and before noon of the fourth secular day next prior to the day of any other meeting. Delivery of all items to the members of the Town Council in accordance with the foregoing, if by postal service, shall be postmarked no later than Thursday prior to the regular meeting.

Item for Meetings: Filed When

2.11 Any item to be placed on the agenda of the Council or recommended for consideration of the Council must be sponsored by a member of the Council, or by the Town Manager or in the instance when an item is recommended for action by one of the Council's standing committees, shall be sponsored by the Committee with the Committee's vote reflected. Those items sponsored by the Manager shall normally be restricted to routine town administration.

Items Sponsored By

2.12 Any person wishing to address the Town Council will be given the opportunity to do so in accordance with the following procedures:

Procedure for Addressing

1. Persons wishing to address the Council on an item which appears on the agenda shall wait until the public hearing is opened on the particular item or, if there is no public hearing, until the consideration of such item is announced, at which time they may address the Council on that particular item only after being invited to speak by the Chair. Public comment on an agenda item or during a public hearing is encouraged to be limited to no more than five minutes by any one speaker. The Chair is granted the discretion to allow an extension of time if deemed necessary.

Council

The public shall be encouraged to limit their comments to items directly relating to the actual agenda item, and not to repeat statements made by prior speakers. The Chair may decide questions of relevance. The Chair shall not allow comments of a personal or derogatory nature, as they relate to the applicant, Councilors or other speakers.

Once the public hearing has been closed or public comment has ceased on an agenda item that did not have a public hearing, the Council shall begin its deliberation and no further public comment will be taken. The Chair may, at its discretion, allow additional clarification of the facts adduced at the public hearing and individual Councilors may ask specific questions through the Chair of either the public or staff to further inform themselves prior to completing their deliberations.

2. Persons wishing to address the Council on an item not appearing on the agenda shall do so only during the public comment section of the agenda or after disposition of all items appearing on the agenda at the discretion of the Council.

3. Any person wishing to address the Council shall so signify by raising a hand and/or standing. After being recognized by the Chairman and giving adequate identification he or she may address the Council. When, in the opinion of the Chairman, their identify has not been adequate for those assembled, the Chairman shall request further information before permitting the person to speak.

4. Persons present at Council meetings are requested not to applaud or otherwise express approval or disapproval of any statements made or actions taken at such meeting.

2.13 A copy of the record of Council decisions taken at a formal meeting shall be attested and posted by the Town Clerk within three working days at one or more places within the Town of Gorham. Such minutes shall constitute the official record of the actions on all Ordinances, Resolutions, Orders and Votes taken by the Council; such posting shall constitute publication within the meaning of Section 902 of the Town Charter and the date of such posting shall be the date of publication for the purpose of determining the required time for filing petitions under this

Posting of
Minutes

SECTION 3. COUNCIL CHAIR AND MEETING PROCEEDURES

3.1 The Chairman shall take the chair at the time appointed for the meeting, call the members to order, cause the roll to be taken, and, a quorum being present, shall proceed with the order of business.

Chairman to be
Presiding
Officer

3.2 The Chairman shall preserve decorum and order, may speak to points of order in preference to other members, and shall decide all questions of order subject to an appeal to the Council by motion regularly seconded, and no other business shall be in order until the question on

Preserve Decorum,
Decide All
Questions of
Order

appeal is decided. The Council may also, at its first meeting or thereafter during the year, elect a Vice Chairman or Chairman Pro Tempore from among its members to exercise all the powers of Chairman during the temporary absence or disability of the Chairman.

3.3 The Chairman shall declare all votes, but if any member doubts a vote, the Chairman shall cause a return of the members voting in the affirmative and in the negative without debate.

**Declare Votes:
Cause Return
Of Votes**

3.4 When a question is under debate, the Chairman shall receive no motion but to:

**Debate:
Rules of**

- (1) adjourn
- (2) lay on the table
- (3) for the previous question
- (4) postpone to a day certain
- (5) refer to a committee or some administrative official
- (6) amend
- (7) postpone indefinitely

which several motions shall be precedence in the order in which they stand arranged.

3.5 The Chairman shall consider a motion to adjourn as always in order except on immediate repetition; and that motion, and the motion to lay on the table, or to take from the table, and the motion for the previous question, shall be decided without debate.

**Motion to
Adjourn: Lay
on Table**

3.6 When a vote is passed, it shall be in order for any member who voted in the majority, or in the negative on a tie vote, to move a reconsideration thereof at the same, or the next regular meeting, but not afterwards; and when a motion of reconsideration is decided, that vote shall not be reconsidered. No motion to reconsider a vote passed at a previous meeting shall be in order for consideration at the next regular meeting unless an item to that effect is contained on the agenda for such next regular meeting or unless five of the members present consent to such reconsideration. A petition once presented to and acted upon by the Town Council shall not again be received by the Town Manager for presentation to the Council in the same or substantially the same form during the term of the present Council. A member of the Town Council, voting with the majority on the original petition, shall be privileged to reintroduce such a petition.

Reconsideration

3.7 Upon the motion for the previous question being made and seconded, the Chairman shall put the question in the following form: "Voting is now on whether there shall be further debate on (state the motion)." All debate shall then be suspended. If the motion for the previous question is adopted by a majority of the Councilors present, the motion to which it applied shall be voted at once.

**Motion for
Previous
Question**

3.8 No debate shall be allowed on a motion for the previous question. Neither is it susceptible of amendment. All questions of order arising incidentally thereon must be decided without discussion whether appeal be had from the chair or not.

**Not to be
Debated or
Amended**

3.9 Every member present when a question is put shall give their vote, unless the Council, for special reasons, shall excuse that Councilor. Application to be so excused must be made before the Council is divided, or before the calling of the yeas and nays, and decided without debate.

**Member
Excused from
Voting: When**

3.10 Every motion shall be reduced to writing, if the Chairman shall so direct.

Motion to be Reduced to Writing: When

3.11 Any member may require the division of a question when the sense will admit it.

Division of Question

3.12 A motion for referral to a committee or administrative official, until it is decided, shall preclude all amendments of the main question.

Motion for Referral

3.13 All questions relating to priority of business to be acted upon shall be decided with discussion limited to Council members, but any Councilor may solicit information from any other person.

Priority of Business

3.14 The rules shall not be dispensed with or suspended unless five of the members of the Council consent thereto. No rule or order shall be amended or repealed without notice, in writing, being given at the preceding meeting.

Suspension of Rules: Amendment or Repeal

3.15 In all cases where the parliamentary proceedings are not determined by the foregoing rules and orders, "Robert's Rules of Order" shall be taken as authority to decide the course of proceedings.

Parliamentary Proceedings

SECTION 4. COUNCIL COMMITTEES

4.1 The Finance Committee shall consist of three members of the Council. Said Finance Committee shall act by majority vote. The Council Chairman shall serve as an ex-officio member of said committee, having no vote on the committee. The members of the Finance Committee shall be appointed annually by vote of the Council. The Chairman shall be elected by a majority vote of the Committee members. The Finance Committee shall have the power and duty to review monthly and annual financial reports, meet with the Town Auditors and review the annual audit, review the warrants for the expenditure of Town funds, and advise the Town Manager on matters of current expenditures within the Municipal Budget. The Council may refer matters relating to Town finances brought to its attention by either the Town Manager or the Finance Committee, to the Finance Committee, which shall study the same and make appropriate recommendations to the entire Council.

Finance Committee

4.2 The Ordinance Committee shall consist of three members of the Council. Said Ordinance Committee shall act by majority vote. The Council Chairman shall serve as an ex-officio member of said Committee, having no vote on the committee. The members of the Ordinance Committee shall be appointed annually by vote of the Council. The Chairman shall be elected by a majority vote of the Committee members. In addition to those other powers which the Council may, from time to time assign to it, the Ordinance Committee, when requested by the Council, shall review proposed ordinances or amendments and make recommendations to the Council prior to final action.

Ordinance Committee

4.3 The Appointments/Personnel Committee shall consist of these members of the Council and act by majority vote. The Council Chairman shall serve as an ex-officio member of said committee, having no vote on the committee. Among such other powers as the Council may from time to time

Appointments/Personnel Committee

assign to said committee, it shall recommend to the entire Council persons for appointment to various positions and offices which are properly to be filled by the Council, except that the Committee shall not make recommendations as to the composition of committees of the Council, such as the Finance Committee, Ordinance Committee, Economic Development/Capital Improvements Committee, or the Appointments Committee, or to any other standing or ad hoc committees of the Council which may hereafter be established.

In addition to those other personnel matters which the Council may, from time to time, assign to it, the Committee shall review and make recommendations to the Council on methods of evaluating Council employees and implementing such evaluations.

4.3.1 Appointments Procedure.

1. Prior to recommending an applicant for service on the Planning Board, Board of Appeals or Economic Development Corporation, the Chair of the Appointments/Personnel Committee shall contact the Council Chair and the Chair of the volunteer board or committee to discuss the appointment or reappointment of the applicant.
2. Prior to recommending an applicant for service, the Town Council's Appointments/Personnel Committee may interview the applicant-
3. The meeting agenda, the applications to be considered, and any other supporting documents shall be sent to Appointments/Personnel Committee members, in a timely manner, prior to the proposed meeting.
4. Applicants are encouraged to attend a meeting of the committee to which they wish to be appointed.

4.4 The Economic Development/Capital Improvements Committee shall consist of three members of the Council and act by majority vote. The Council Chairman shall serve as an ex-officio member of said committee, having no vote on the committee. The Committee shall review matters that are sent to it by the Town Council and generally include topics regarding economic development, capital projects and capital equipment. In addition, the Committee shall review and make recommendations to the Council on the Town's industrial and commercial development goals and objectives. The Committee is responsible for maintaining an economic development program and policies subject to full Council approval. Also, the Committee shall consult with the Town Manager regarding proposed capital improvements and equipment.

**Economic Development/
Capital Improvements
Committee**

4.5 All Committees of the Town Council, including standing committees and special committees, shall keep recorded minutes of their meetings except that portions of meetings held in executive session may be exempt from this provision except where required by law. Meeting agendas should be posted to the Town Web site in a timely manner prior to a proposed meeting. Meeting minutes are encouraged to be taken and posted to the Town website.

**Board and Committee
Reporting**

SECTION 5. CONDUCT OF COUNCIL MEMBERS

5.1 Councilor inquiries concerning routine Town business should notify the Town Council Chair and then the Town Manager. In accordance with Section 218 of the Town Charter, Council Members shall not give any orders to Town Staff. Direct inquiries by Councilors, on such matters, to Department heads, should be avoided.

Contacting Staff

5.2 No member of the Town Council shall represent to anyone or knowingly allow anyone to infer that he/she speaks on behalf of the Town Council unless, by Order of the Council, a Councilor has been officially designated as its Representative to another organization.

**Speaking on behalf of
Town Council**

5.3 Council members shall be respectful of other Council members and members of the public and use appropriate business decorum during meetings.

Respect Others

5.4 Council members must be mindful of the need to preserve the integrity of the Town Council and the Town when conducting the people's business. When a member of the Town Council has a conflict of interest or the appearance of a conflict of interest on an item under consideration by the Council, the Council member shall follow this process:

Conflicts of Interest

1. Disclose the conflict or potential conflict to the other Council members and the public before a motion is made.
2. Tell the Council whether or not you believe you can discuss the item and treat all of the parties fairly and fulfill your duty as a Council member to vote in the best interest of the entire Town.
3. Ask the Town Council to vote on whether the Council member shall be recused from participating and voting on the item, or continue to participate and vote.
4. If any Council member discovers part way into a discussion that they may have a conflict of interest, the Council member may raise a point of order and the Town Council shall immediately suspend business to resolve the issue.
5. Councilors shall refrain from sponsoring an item for agenda consideration where there is a potential conflict of interest.

Medical

P.H #1



**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**

- Application fee - \$500
- Cultivation Facility Tier 1 - \$1,000
- Cultivation Facility Tier 2 - \$1,500
- Cultivation Facility Tier 3 - \$2,500
- Cultivation Facility Tier 4 - \$5,000
- Nursery Cultivation Facility - \$1,000
- Manufacturing Facility - \$5,000
- Medical Manufacturing Facility Annual Fee - \$5,000
- Medical Testing Facility Annual Fee - \$3,000

Amount Paid:
\$ ~~1500~~ \$1500

Date:
~~3/3/21~~
Pd 3/9/21

Note: All fees are separate and cumulative and are to be paid at time of application. Licenses are for one year.

PROPERTY DESCRIPTION	Parcel ID	Map	Lot	Zoning District
	Physical Address 7 County Rd. Building B, Gorham, ME 04038			

PROPERTY OWNER'S INFORMATION	Name	County Rd LLC	Mailing Address PO Box 2808 South Portland, ME 04106
	Phone	207-333-8171	
	Fax		
	Email	Joel@JALcombi.com	

APPLICANT'S INFORMATION IF DIFFERENT FROM OWNER	Name	Eric Eddy	Name of Business
	Phone	207-576-2227	Mailing Addresses - Residential And Businesses 365 Danville corner Rd. Auburn, ME 04210
	Fax		
	Email	tondepropertiesme@gmail.com	

BUSINESS INFORMATION	Owner's Name(s)	ERIC EDDY	Mailing Address Same as above
	Phone	207-576-2227	
	Fax		
	Email	Same as above	

Documentation to be provided with application. All documentation must be provided at time of application submission.

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

<input checked="" type="checkbox"/> Copy of tax map showing preexisting public or private school with 750 feet of the property. <input type="checkbox"/> Operating Plan <input type="checkbox"/> State of Maine conditional license
For additional information, please review the Town of Gorham Marijuana Cultivation or Manufacturing Facility Licensing Ordinance. The ordinance is available here https://www.gorham.me.org/codes-ordinances/pages/general-ordinances or a copy may be requested at the Town Clerk's office.

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


 APPLICANT OR AGENT'S SIGNATURE

3/3/21
 DATE

Eric Eddy
 PLEASE TYPE OR PRINT NAME

For office use only:		
Code Enforcement Officer Recommendation: Comments:	<u>Approve</u> or Deny	Date 9/29/21
Police Department Recommendation: Comments:	<u>Approve</u> or Deny	Date 3/23/21
Fire Department Recommendation: Comments:	<u>Approve</u> or Deny	Date 10/8/21
Other Staff Recommendation: Comments:	<u>Approve</u> or Deny	Date
Town Council Decision:	APPROVED/DENIED	Date



Laurie Nordfors <lnordfors@gorham.me.us>

(no subject)

1 message

Freeman Abbott <fabbott@gorham.me.us>

Wed, Sep 29, 2021 at 2:39 PM

To: Laurie Nordfors <lnordfors@gorham.me.us>, Charles Jarrett <cjarrett@gorham.me.us>, Carolyn Eyerman <ceyerman@gorham.me.us>

Laurie , Ok to send to Council 7 County Road B Groovy Girl 15 Washburn Road
Atlantic Roots 17 Gorham Parkway unit B .

Gerard Tardiff 347-982-5552 5 Little Wing Unit B

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



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>

Fwd: Marijuana Facility Licensing

1 message

Christopher Sanborn <csanborn@gorham.me.us>

Tue, Mar 23, 2021 at 12:50 PM

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

Laurie,

Please see the email that Deputy Chief Nault sent to me regarding the Marijuana Licensing for Eric Eddy at 7 County Road. It appears that we are all set from the Police Department's perspective. Thank you.

Chris

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

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

Date: Mon, Mar 22, 2021 at 11:11 AM

Subject: Marijuana Facility Licensing

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

Chief,

Det. Sgt. Young has completed the background investigation (21-G01621) on Eric Eddy, applicant for Marijuana Licensing at 7 County Rd. He did not find anything in the background that would permit him from moving forward. The site walk did find some building and fire code violations that need to be addressed before moving forward.

DC Nault

--

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



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--

Christopher Sanborn
Chief of Police
Gorham Police Department
270 Main Street
Gorham, Maine 04038

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



Laurie Nordfors <lnordfors@gorham.me.us>

7B County Rd - Eric Eddy

1 message

Charles Jarrett <cjarrett@gorham.me.us>
To: Laurie Nordfors <lnordfors@gorham.me.us>
Cc: Kenny Fickett <kfickett@gorham.me.us>

Fri, Oct 8, 2021 at 12:25 PM

Laurie,

The Chief approves this marijuana license application

--

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

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

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



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P.A.
A2



**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: \$ <u>1500</u>	
		<input checked="" type="checkbox"/> Cultivation Facility Tier 1 - \$1,000 <input type="checkbox"/> Cultivation Facility Tier 2 - \$1,500 <input type="checkbox"/> Cultivation Facility Tier 3 - \$2,500 <input type="checkbox"/> Cultivation Facility Tier 4 - \$5,000 <input type="checkbox"/> Nursery Cultivation Facility - \$1,000 <input 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: <u>4/29/2021</u>	
TYPE OF APPLICATION		<input type="checkbox"/> Adult Use Marijuana Application <input checked="" type="checkbox"/> Medical Marijuana Application						
NEW OR RENEWAL		<input checked="" type="checkbox"/> NEW <input type="checkbox"/> RENEWAL						
PROPERTY DESCRIPTION	Parcel ID	Map	12	Lot	26	Zoning District	3	
	Physical Address	17 Industrial Rkwy Unit B						
PROPERTY OWNER'S INFORMATION	Name	Wyatt Properties LLC			Mailing Address	6 Millbrook Drive Old Orchard Beach, Maine 04064		
	Phone	207-233-4011						
	Fax							
	Email	dcowan11@me.com						
APPLICANT'S INFORMATION IF DIFFERENT FROM OWNER	Name	Ryan Beer			Name of Business	Atlantic Roots		
	Phone	857-225-2368			Mailing Addresses - Residential And Businesses	17 Gorham Industrial Parkway, Unit B Gorham, Maine 04038		
	Fax					16 Mussey Street, #405 South Portland, Maine 04106		
	Email	rbeerme@gmail.com						
BUSINESS INFORMATION	Owner's Name(s)	Ryan Beer			Mailing Address	17 Gorham Industrial Parkway, Unit B Gorham, Maine 04038		
	Phone	857-225-2247						
	Fax							
	Email	rbeerme@gmail.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.
- Recent passport style photograph
- Applicant's driver's license and State of Maine caregiver license, depending on type requested
- Sketch showing building footprint, interior layout, and parking plan.
- Copy of tax map showing property lines, and property lines of other properties within 1,000 feet.

- Copy of tax map showing preexisting public or private school with 750 feet of the property.
- Operating Plan
- State of Maine conditional license

For additional information, please review the Town of Gorham Marijuana Cultivation or Manufacturing Facility Licensing Ordinance. The ordinance is available here [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.

/s/ Ryan Beer

APPLICANT OR AGENT'S SIGNATURE

4/29/2021

DATE

Ryan Beer

PLEASE TYPE OR PRINT NAME

For office use only:		
Code Enforcement Officer Recommendation: Comments:	<u>Approve</u> or Deny	Date 9/23/21
Police Department Recommendation: Comments:	<u>Approve</u> or Deny	Date 6/3/21
Fire Department Recommendation: Comments:	<u>Approve</u> or Deny	Date 9/15/21
Other Staff Recommendation: Comments:	<u>Approve</u> or Deny	Date 5/6/21
Town Council Decision:	APPROVED/DENIED	Date



Laurie Nordfors <lnordfors@gorham.me.us>

(no subject)

1 message

Freeman Abbott <fabbott@gorham.me.us>

Wed, Sep 29, 2021 at 2:39 PM

To: Laurie Nordfors <lnordfors@gorham.me.us>, Charles Jarrett <cjarrett@gorham.me.us>, Carolyn Eyerman <ceyerman@gorham.me.us>

Laurie , Ok to send to Council 7 County Road B Groovy Girl [15 Washburn Road](#)
Atlantic Roots 17 Gorham Parkway unit B .

Gerard Tardiff 347-982-5552 5 Little Wing Unit B

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



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Laurie Nordfors <lnordfors@gorham.me.us>

Marijuana license background check status

Christopher Sanborn <csanborn@gorham.me.us>
To: Laurie Nordfors <lnordfors@gorham.me.us>
Cc: daniel young <dyoung@gorham.me.us>

Thu, Jun 3, 2021 at 12:18 PM

Laurie,

We have completed our background investigation on this applicant and approve of moving forward with granting the application.

Chris

[Quoted text hidden]

[Quoted text hidden]



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--
Christopher Sanborn
Chief of Police
Gorham Police Department
270 Main Street
Gorham, Maine 04038

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



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Laurie Nordfors <lnordfors@gorham.me.us>

Atlantic Roots - 17B Gorham Industrial Parkway

1 message

Charles Jarrett <cjarrett@gorham.me.us>

Wed, Sep 15, 2021 at 2:14 PM

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

Cc: Freeman Abbott <fabott@gorham.me.us>, Kenny Fickett <kfickett@gorham.me.us>, Tom Poirier <tpoirier@gorham.me.us>, Carolyn Eyeran <ceyeran@gorham.me.us>, Daniel Young <dyoung@gorham.me.us>, Christopher Sanborn <csanborn@gorham.me.us>

Laurie,

The Chief approves of this application.

Stay safe

--

Charles Jarrett, Fire Inspector

IAAI - CFI

NFPA - CFPE / CFI - II

Gorham Fire Department

270 Main Street

Gorham, ME 04038

(207) 222-1618

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



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Laurie Nordfors <lnordfors@gorham.me.us>

Town of Gorham - Operating Plan

Carolyn Eyerman <ceyerman@gorham.me.us>

Thu, May 6, 2021 at 9:04 AM

To: Brianna Freeman <bfreeman@gorham.me.us>, Laurie Nordfors <lnordfors@gorham.me.us>

Here is the revised and approved addition to the operating plan for Atlantic Roots.

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

From: **ryan beer** <rbeerme@gmail.com>
Date: Wed, May 5, 2021 at 10:53 AM
Subject: Re: Town of Gorham - Operating Plan
To: Carolyn Eyerman <ceyerman@gorham.me.us>

Hi Carolyn

Enclosed is the information you requested regarding the components of the operating plan. If there is anything else you need please let me know. Thanks Ryan

Wastewater

All wastewater is piped and drained into a floor drain. This includes condensate from air conditioner, dehumidifier, wash/ prep sink, and nutrient runoff. This amount of water is around 10-15 gallons of condensate/waste water and around 5-10 gallons of nutrient runoff daily. The nutrient runoff is a natural liquid nutrient free from heavy metals. All plant waste including plant material, rootballs, leaves, stalks, and coco coir grow medium is disposed of, either at the dump or composted off site. All other trash is discarded in a dumpster located on site and provided by Albano Recycling. The dumpster can be locked and is picked up on a bi-monthly basis.

Odor

Odor is controlled by Can-Fan carbon filters and inline fans inside the grow rooms. These are commercial grade air scrubbers that control and eliminate odor but also clean air within the room. Since the grow rooms are sealed and controlled environment odor is contained within the rooms with these carbon filters, Outside the grow rooms ozone generators are used for sterilization and odor control. Odor has never been a problem outside the building and has never had complaints by tenants next door.

Landscaping

The landscaping is done by viewpoint landscaping. The property has a grass lawn in the front bordering Laurence Dr. This is mowed and maintained during the spring, summer, and fall. All bushes, hedges, and shrubs are cleared from around the building. Crushed rock is spread around the perimeter of the building to prevent weed growth. All snow plowing and removal is done by viewpoint as well.

[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]



Laurie Nordfors <lnordfors@gorham.me.us>

Town of Gorham - Operating Plan

Carolyn Eyerman <ceyerman@gorham.me.us>

Thu, May 6, 2021 at 9:05 AM

To: ryan beer <rbeerme@gmail.com>, Laurie Nordfors <lnordfors@gorham.me.us>

Ryan -

Thank you for this additional information. This looks good and satisfies the intent of the ordinance for the Operating Plan.

On Wed, May 5, 2021 at 10:53 AM ryan beer <rbeerme@gmail.com> wrote:

Hi Carolyn

Enclosed is the information you requested regarding the components of the operating plan. If there is anything else you need please let me know. Thanks Ryan

Wastewater

All wastewater is piped and drained into a floor drain. This includes condensate from air conditioner, dehumidifier, wash/ prep sink, and nutrient runoff. This amount of water is around 10-15 gallons of condensate/waste water and around 5-10 gallons of nutrient runoff daily. The nutrient runoff is a natural liquid nutrient free from heavy metals. All plant waste including plant material, rootballs, leaves, stalks, and coco coir grow medium is disposed of, either at the dump or composted off site. All other trash is discarded in a dumpster located on site and provided by Albano Recycling. The dumpster can be locked and is picked up on a bi-monthly basis.

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Landscaping

The landscaping is done by viewpoint landscaping. The property has a grass lawn in the front bordering Laurence Dr. This is mowed and maintained during the spring, summer, and fall. All bushes, hedges, and shrubs are cleared from around the building. Crushed rock is spread around the perimeter of the building to prevent weed growth. All snow plowing and removal is done by viewpoint as well.

On Mon, May 3, 2021 at 1:34 PM Carolyn Eyerman <ceyerman@gorham.me.us> wrote:

[Quoted text hidden]

[Quoted text hidden]

P.A.
#3



**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: \$ <u>1500⁰⁰</u>	
		<input checked="" type="checkbox"/> Cultivation Facility Tier 1 - \$1,000 <input type="checkbox"/> Cultivation Facility Tier 2 - \$1,500 <input type="checkbox"/> Cultivation Facility Tier 3 - \$2,500 <input type="checkbox"/> Cultivation Facility Tier 4 - \$5,000 <input type="checkbox"/> Nursery Cultivation Facility - \$1,000 <input 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: <u>4/14/21</u>	
TYPE OF APPLICATION		<input type="checkbox"/> Adult Use Marijuana Application <input checked="" type="checkbox"/> Medical Marijuana Application					
NEW OR RENEWAL		<input checked="" type="checkbox"/> NEW <input type="checkbox"/> RENEWAL					
PROPERTY DESCRIPTION	Parcel ID	Map	22	Lot	7	Zoning District	Rural
	Physical Address	15 Washburn Drive Gorham, Maine 04038					
PROPERTY OWNER'S INFORMATION	Name	Kathleen West			Mailing Address	15 Washburn Drive Gorham Maine 04038	
	Phone	207-572-5888					
	Fax						
	Email	royalview@roadrunner.com					
APPLICANT'S INFORMATION IF DIFFERENT FROM OWNER	Name				Name of Business	Groovy Girls Garden	
	Phone				Mailing Addresses - Residential And Businesses	15 Washburn Drive Gorham, Maine 04038	
	Fax						
	Email						
BUSINESS INFORMATION	Owner's Name(s)	Kathleen West			Mailing Address	15 Washburn Drive Gorham, Maine 04038	
	Phone	207-5725888					
	Fax						
	Email	royal view @ roadrunner.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.
- Recent passport style photograph
- Applicant's driver's license and State of Maine caregiver license, depending on type requested
- Sketch showing building footprint, interior layout, and parking plan.
- Copy of tax map showing property lines, and property lines of other properties within 1,000 feet.
- Copy of tax map showing preexisting public or private school with 750 feet of the property.
- Operating Plan
- State of Maine conditional license

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.

Kathleen West
APPLICANT OR AGENT'S SIGNATURE

April 12, 2021
DATE

Kathleen West
PLEASE TYPE OR PRINT NAME

For office use only:		
Code Enforcement Officer Recommendation: Comments:	<u>Approve</u> or Deny	Date 9/23/21
Police Department Recommendation: Comments:	<u>Approve</u> or Deny	Date 4/15/21
Fire Department Recommendation: Comments:	<u>Approve</u> or Deny	Date 9/23/21
Other Staff Recommendation: Comments:	<u>Approve</u> or Deny	Date 4/22/21
Town Council Decision:	APPROVED/DENIED	Date



Laurie Nordfors <lnordfors@gorham.me.us>

Groovy Girls - 15 Washburn Dr

2 messages

Charles Jarrett <cjarrett@gorham.me.us>

Thu, Sep 23, 2021 at 3:59 PM

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

Cc: Kenny Fickett <kfickett@gorham.me.us>, Freeman Abbott <fabbott@gorham.me.us>, Tom Poirier <tpoirier@gorham.me.us>, Carolyn Eyeran <ceyeran@gorham.me.us>, Daniel Young <dyoung@gorham.me.us>

Laurie,

Chief Fickett approves this Marijuana License

--

Charles Jarrett, Fire Inspector

IAAI - CFI

NFPA - CFPE / CFI - II

Gorham Fire Department

270 Main Street

Gorham, ME 04038

(207) 222-1618

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



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Freeman Abbott <fabbott@gorham.me.us>

Thu, Sep 23, 2021 at 4:11 PM

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

Cc: Laurie Nordfors <lnordfors@gorham.me.us>, Kenny Fickett <kfickett@gorham.me.us>, Tom Poirier <tpoirier@gorham.me.us>, Carolyn Eyeran <ceyeran@gorham.me.us>, Daniel Young <dyoung@gorham.me.us>

Code is all set all so

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>

Groovy Girls - 15 Washburn Dr

Freeman Abbott <fabott@gorham.me.us>

Thu, Sep 23, 2021 at 4:11 PM

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

Cc: Laurie Nordfors <lnordfors@gorham.me.us>, Kenny Fickett <kfickett@gorham.me.us>, Tom Poirier <tpoirier@gorham.me.us>, Carolyn Eyerman <ceyerman@gorham.me.us>, Daniel Young <dyoung@gorham.me.us>

Code is all set all so

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>

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



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Laurie Nordfors <lnordfors@gorham.me.us>

Groovy Girls Garden - Operating Plan

Carolyn Eyerman <ceyerman@gorham.me.us>

Thu, Apr 22, 2021 at 11:07 AM

To: Kath <royalview@roadrunner.com>, Laurie Nordfors <lnordfors@gorham.me.us>

Ok and I apologize. I didn't see that the one page was actually multiple pages. Thank you for answering all the questions including the wastewater question.

You are all set for the operating plan portion of the review.

On Wed, Apr 21, 2021 at 3:29 PM Kath <royalview@roadrunner.com> wrote:

Thank you. Should I check with the code enforcement officer for what the standards of this are? It's mentioned in my plan that I will not be ventilating outside of my building, the parking is marked on one of my plans and I'm not really creating wastewater as I water the plants but as they get measured amounts of water there isn't any runoff. Also not sure what is required for landscaping as there is basically lawn and trees around the building (new lawn when building is finished). Please advise. Thank you, Kathleen West 207-572-5888

Sent from my iPad

On Apr 21, 2021, at 3:07 PM, Carolyn Eyerman <ceyerman@gorham.me.us> wrote:

[Quoted text hidden]

[Quoted text hidden]

Land Use and Development Code Amendment: Narragansett Mixed-Use District front setback

Proposed Amendment:

CHAPTER 1: ZONING REGULATIONS

SECTION 1-16 – NARRAGANSETT MIXED- USE DISTRICT

E. PERFORMANCE STANDARDS

1) Lot Layout

- a) Lots abutting multiple streets shall be oriented so the front of the building faces the street of lower classification. Lots with frontage on Narragansett Street shall meet the standards listed in item 6 within this section. For lots with frontage on both Narragansett Street and another street, the buildings, parking lots and access drives shall be located a minimum of ~~75~~ 50 feet from Narragansett Street.



September 27, 2021

Subject: Name for green space next to and behind Robie Gym

Yesterday I was a part of a group of Gorham folks representing Gorham Town Council, Gorham Schools, Gorham Village Alliance, Gorham Historical Society, Gorham Parks and Recreation, Gorham Outdoors and the Gorham Business Exchange to brainstorm and discuss possibilities for naming the green space adjacent to and behind Robie Gym.

We discussed the history and current uses of the property. The group came to a consensus that the name **Preble Street Common** not only clarifies the location in town but also encourages land that is jointly used by residents.

We would like to express our support for the name **Preble Street Common** for the green space next to and behind Robie Gym and look forward to using this name in the future once adopted by the Town Council.

Gorham Outdoors is a club of volunteers focused on providing a variety of enjoyable, and free, outside activities in our community. Members of our volunteer board include Gorham teachers, recreation department employees, residents and students with a shared belief that the benefits of time spent outside should be available for everyone.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Tanguay".

Jason Tanguay
President, Gorham Outdoors

October 4, 2021



RE: Gorham Business Exchange's Letter of Support for Naming of Green Space

Dear Gorham Town Council Members,

On behalf of the Gorham Business Exchange, I want to express our support at the possibility of naming the green space adjacent to Robie Gym as the "Preble Street Common". Members of our board met with representatives of the Gorham Schools, Gorham Village Alliance, Gorham Historical Society, Gorham Town Council, Gorham Parks and Recreation, and Gorham Outdoors to discuss ideas for naming the green space adjacent to Robie Gym.

We discussed the history and current use of the property. The group came to a consensus that the name "Preble Street Common" not only clarifies the location in town but also encourages land that is jointly used by residents.

The Gorham Business Exchange supports and endorses this recommendation to the Town Council.

Sincerely,

Ethan Johnson

President, Gorham Business Exchange

GORHAM SCHOOL DEPARTMENT

Office of the Superintendent

75 SOUTH STREET, SUITE #2, GORHAM, MAINE 04038

Hollis S. Cobb
Business Manager
(207) 222-1000
FAX 839-5003

Heather J. Perry, PhD
Superintendent of Schools
(207) 222-1012
FAX 839-8885

Brian A. Porter, PhD
Assistant Superintendent
(207) 222-1025
FAX 839-8885

Tuesday, September 28, 2021

To: Honorable Members of the Gorham Town Council
From: Heather J. Perry, Superintendent of Schools
Re: Letter of Support for Naming of Green Space

Dear Gorham Town Council Members,

The purpose of this letter is to state my support, on behalf of the Gorham Schools, for the naming of the green space adjacent to Robie Gym as the “Preble Street Common”.

I participated in a meeting hosted by Kathy Garrard and the Gorham Village Alliance along with representatives from Gorham Parks & Recreation, Gorham Outdoors, Gorham Business Exchange, Gorham Historical Society and the Gorham Town Council to discuss ideas for the possible naming of this space.

We discussed the history and use of this space. We discussed that we did not feel it was appropriate to name the space after a particular person or family, but instead to emphasize the encouragement that this space is for all Gorham residents to utilize. After much brainstorming and discussion, consensus of the group supported naming this space the “Preble Street Common” in order to give the green space a unique identity and potentially a Preble Street Address to assist in navigation to the space.

The Gorham School Department supports and endorses this proposal.

Sincerely,



Heather J. Perry, Ph.D.
Superintendent of Schools



September 28, 2021

Dear Members of the Gorham Town Council,

Yesterday I joined a group of Gorham folks representing Gorham Schools, Gorham Village Alliance, Gorham Historical Society, Gorham Town Council, Gorham Parks and Recreation, Gorham Outdoors and the Gorham Business Exchange to discuss and brainstorm possibilities for naming the green space adjacent to Robie Gym.

We discussed the history of the property, the current uses of the property and what might make clear to all residents where the property is and what it can be used for.

We came to consensus that the Preble Street Common is what that property is and should continue to be used as. We recommend that the address of this property be established to be 2 Preble Street, Gorham, Maine. Having an address will enable visitors to this area to use GPS location finding as well.

I support this recommendation and look forward to using this name for the green space in the future once adopted by the Town Council.

Sincerely,

Cindy Hazelton, CPRP, Director

Gorham Parks and Recreation

Street Acceptance Report

Freedom Drive
Tannery Brook Subdivision, Phase II
S.B. Enterprises, Inc.

October 27, 2021

Request: The applicant, S.B. Enterprises, Inc. is requesting street acceptance of Freedom Drive in the Tannery Brook Subdivision, Phase II located off Tannery Brook Road.

Street Classification: Rural Access Road **Length:** 1,746 feet

Description: The Tannery Brook Subdivision, Phase II was approved by the Gorham Planning Board on May 6, 2019. The road provides access for 14 lots. All the lots within the subdivision have been built with occupancy permits being granted.

Utilities/ Mailbox Locations: The subdivision is served by public water, private septic systems, and underground utilities.

Fire Protection: Each home was installed with a residential sprinkler system as required. One additional fire hydrant was installed at station number 6+50.

Inspections, Engineering Certification and Record Drawings: The Town contracted with Woodard & Curran engineering firm to conduct onsite inspections during the construction of the street. While Shawn Frank with Sebago Technics provided construction inspection services for the developer. The applicant's engineer has provided the required test results, documents and record drawings, which have been reviewed and found acceptable by the Director of Public Works.

Legal Documents: The offer of cession for the roadway, the proposed roadway deed, appropriate drainage easements, and the required transfer tax form have been reviewed by legal counsel and are in order for acceptance.

Road Maintenance Guarantee: The developer has provided a one-year road maintenance guarantee. The amount of the one-year, maintenance guarantee has been set at \$5,000.00 by the Public Works Director.

Right-of-Way to Abutting Properties: The street acceptance does include 2 - 50' right-of-ways for a future extension off the end of Freedom Drive. One of the 50' right of ways is located between lots 2 and 3 and provides access to lot 14 which is identified as retain land and which currently does not have legal street frontage on a private way or public street. The second 50' right-of-way is located at the end of Freedom Drive and connects to the Queen Street right-of-way. The Planning Board did not require the road connection due to the costs to make the connection due to steep slopes located between Freedom Drive and Queen Street.

PLANNING DEPARTMENT STREET ACCEPTANCE CHECKLIST

(To be completed by the Director of Community Development)

Street Name: Freedom Drive

Subdivision/Project Name Tannery Brook Subdivision – Phase 2

OWNER/Developer S.B. Enterprises, Inc.

Street Classification Rural Access Street Length 1,746'

Type of Approval: Final Acceptance Prior to Final Paving

Verification of occupancy permits for 50% of the housing units in the subdivision, if there are more than 20 lots in the subdivision or 50% of the approved construction phase.

Total number of lots 14

Number of occupancy permits issued 12, 85%

Number of lots in phase

Number of occupancy permits issued _____, _____%.

Please mark each of the following items Yes, No or NA (Not applicable)

1. Y Letter of Cession.
2. Y Road Deed (NA includes center of turning circle). -- Signed and Notarized
3. Y Real Estate Transfer Tax Form. -- Signed by Applicant (Grantor)
4. Y Easement deeds for road drainage. Signed and Notarized
5. Other documents _____
6. Y Reviewed by Town Attorney and approved on October 27, 2021.
7. NA Fire pond/dry hydrant installations reviewed & approved by Fire Chief.
8. Y PWD: Water/Final Inspection Report received.
9. NA PWD: Sewer/Final Inspection Report received.
10. Y Color As-Built drawings delivered to: Engineer Public Works Planner.
11. Y Maintenance Guarantee Acct.: Amount \$5,000.00 Type Cash Date October 26, 2021.
12. N Road Improvement Acct.: Amount _____ Date Established _____
13. Y Legal Documents & Plan ROW provided to Town Clerk. Date: To be provided after TC Meeting on the item.
14. Y Public Works Director's Final Report.

Note any incomplete items or compliance issues: *New Standards regarding Street Acceptance Standards and Invasive Species:*

The project does not comply with the new standards regarding street acceptance in particular the road does not serve a minimum of 25 lots and does not provide 2 points of connection to other interconnected streets. The project was approved prior to the adoption of the new standard.

The applicant has not provided verification by a qualified professional that no invasive terrestrial plants are located within the proposed road right-of-way. The street acceptance application had been submitted and reviewed before the new requirements regarding documentation of invasive species were adopted.

PUBLIC WORKS DEPARTMENT STREET ACCEPTANCE CHECKLIST

(To be completed by Director of Public Works)

Street Name: FREEDOM DRIVE

Subdivision/Project Name: TANNERY BROOK SUBDIVISION

OWNER/Developer: S. B. ENTERPRISES

Final Inspection by: BOB BURNS Date: 11-4-2021

Please mark each of the following items Yes, No or NA (Not applicable)

1. N/A Road Deed and Easement Deeds reviewed by the Public Works Director.
2. N/A Easement Deeds reviewed by the Public Works Director.
3. Roadway and shoulders constructed per plans.
4. Drainage installed per plans.
5. N/A Curbing installed per plans.
6. N/A Sidewalks installed per plans.
7. Roadway monumentation installed per plans.
8. Catch basins cleaned.
9. Detention ponds constructed per plans.
10. N/A Fire ponds constructed per plans.
11. N/A Fire ponds inspected, tested and approved by the Gorham Fire Department.
12. Hydrants inspected, tested and approved by the Gorham Fire Department.
13. No. of new hydrants 1.
15. Paved driveway aprons.
16. Mailbox locations per plans.
17. Street trees and landscaping completed per plans.
18. Street signs and traffic control signs installed per plans.
19. Loaming and seeding completed per plans.
20. Permanent erosion control installed per plans.
21. Water mains inspected and approved by Portland Water District.
Final inspection report received.
22. N/A Sewer mains and pump stations inspected and approved by Portland Water District.
Final inspection report received.
23. Final clean up completed.
24. Core Sample(s) measured and met the Town's minimum standards.

Note any incomplete items or compliance issues:

(1) MISSING UTILITY FEDESTALS - NEED TO BE INSTALLED }
 (2) BACKFILL TRANSFORMER PADS } \$5,000 MAINTENANCE
 (3) MINOR EROSION IN CUL-DE-SAC - } BOND

RECEIVED AUG 24 2020

S.B. Enterprises, Inc.

P.O. Box 69, 341 Mosher Road
Gorham, Maine 04038

August 21, 2020

Ephrem Paraschak, Gorham Town Manager
Gorham Municipal Center
275 South Street
Gorham, Maine 04038

**RE: Tannery Brook Subdivision, Phase 2 - Tannery Brook Road, Gorham, Maine
Offer of Cession for Freedom Drive, Two 50' Rights of Way
and Public Access and Drainage Easement**

Dear Mr. Paraschak:

With regard to the above referenced subdivision, currently developed and owned by S.B. Enterprises, Inc., a Maine corporation with an office at Gorham, Cumberland County, Maine and a mailing address of P.O. Box 69, 341 Mosher Road, Gorham, Maine 04038, and as shown on a certain plan entitled Subdivision Plan of Tannery Brook Subdivision, Phase 2 - Tannery Brook Road, Gorham, Maine, dated November 5, 2018, revised through December 12, 2018, prepared by Sebago Technics, Inc. for SB Enterprises, approved by the Town of Gorham Planning Board and recorded in the Cumberland County Registry of Deeds in Plan Book 214, Page 180, to which plan reference is hereby made for further particulars and details, please be advised of the following:

S.B. Enterprises, Inc. agrees to dedicate, and hereby dedicates, the roadway as shown on the above mentioned plan, and thereon described as being Freedom Drive, as a public way. S.B. Enterprises, Inc. shall convey the fee simple absolute interest in said street as shown on said Plan to the Town of Gorham by warranty deed, free and clear of encumbrances, excepting utility easements of record, and subject to the rights of access of the individual lot owners on said Plan. This Offer of Cession is made without claim for compensation or damages.

At present the undersigned hereby certifies and represent that the road improvements for Freedom Drive have been constructed according to town specifications and Planning Board requirements and that and the monumentation and signage for such

road is in place. This dedication and the effecting conveyance shall be made without claim for money damages by S.B. Enterprises, Inc. against the Town of Gorham. A copy of the warranty deed proposing to convey title to Freedom Drive is enclosed or attached.

S.B. Enterprises, Inc. also agrees to convey a fifty (50) foot wide reserved access way to adjacent land and properties, as shown on the recorded plan, to the Town of Gorham for possible future use as a public road or public way. The access way is designated on the plan as "Reserved 50' Wide Right of Way" and runs northwesterly from the cul-de-sac portion of Freedom Drive between Lot 7 and Lot 8 across Tannery Brook to an existing extension of Queen Street. S.B. Enterprises, Inc. shall convey the fee simple absolute interest in said unimproved way as shown on said Plan to the Town of Gorham by warranty deed, free and clear of encumbrances, excepting utility easements of record. This Offer of Cession is made without claim for compensation or damages.

S.B. Enterprises, Inc. further agrees to convey a second fifty (50) foot wide access way to adjacent land and properties, as shown on the recorded plan, to the Town of Gorham for possible future use as a public road or public way. The location of the access way runs southerly and southwesterly from Freedom Drive between Lot 2 and Lot 3 to remaining undeveloped land of S.B. Enterprises, Inc. as shown on the above mentioned recorded subdivision plan. S.B. Enterprises, Inc. will reserve access and utility easement rights to itself in said way for purposes of providing access, utilities and possible development of its remaining adjacent land. S.B. Enterprises, Inc. shall convey the fee simple absolute interest in said unimproved way as shown on said Plan to the Town of Gorham by warranty deed, free and clear of any other encumbrances, excepting utility easements of record. This Offer of Cession is made without claim for compensation or damages. A copy of the warranty deed conveying such public access and utility easement rights is enclosed or attached.

S.B. Enterprises, Inc. further agrees to grant an access and drainage easement to the Town of Gorham for a drainage easement location shown on the above mentioned recorded subdivision plan as running southwesterly from the southwesterly side of the Freedom Drive cul-de-sac across portions of Lot 5 and Lot 6 to remaining undeveloped land of S.B. Enterprises, Inc. The drainage easement is already shown on the recorded subdivision plan. S.B. Enterprises, Inc. shall convey the drainage easement by warranty deed and said conveyance shall be made without claim for money damages by S.B. Enterprises, Inc. against the Town of Gorham. A copy of the warranty deed conveying such drainage easement rights is enclosed or attached.

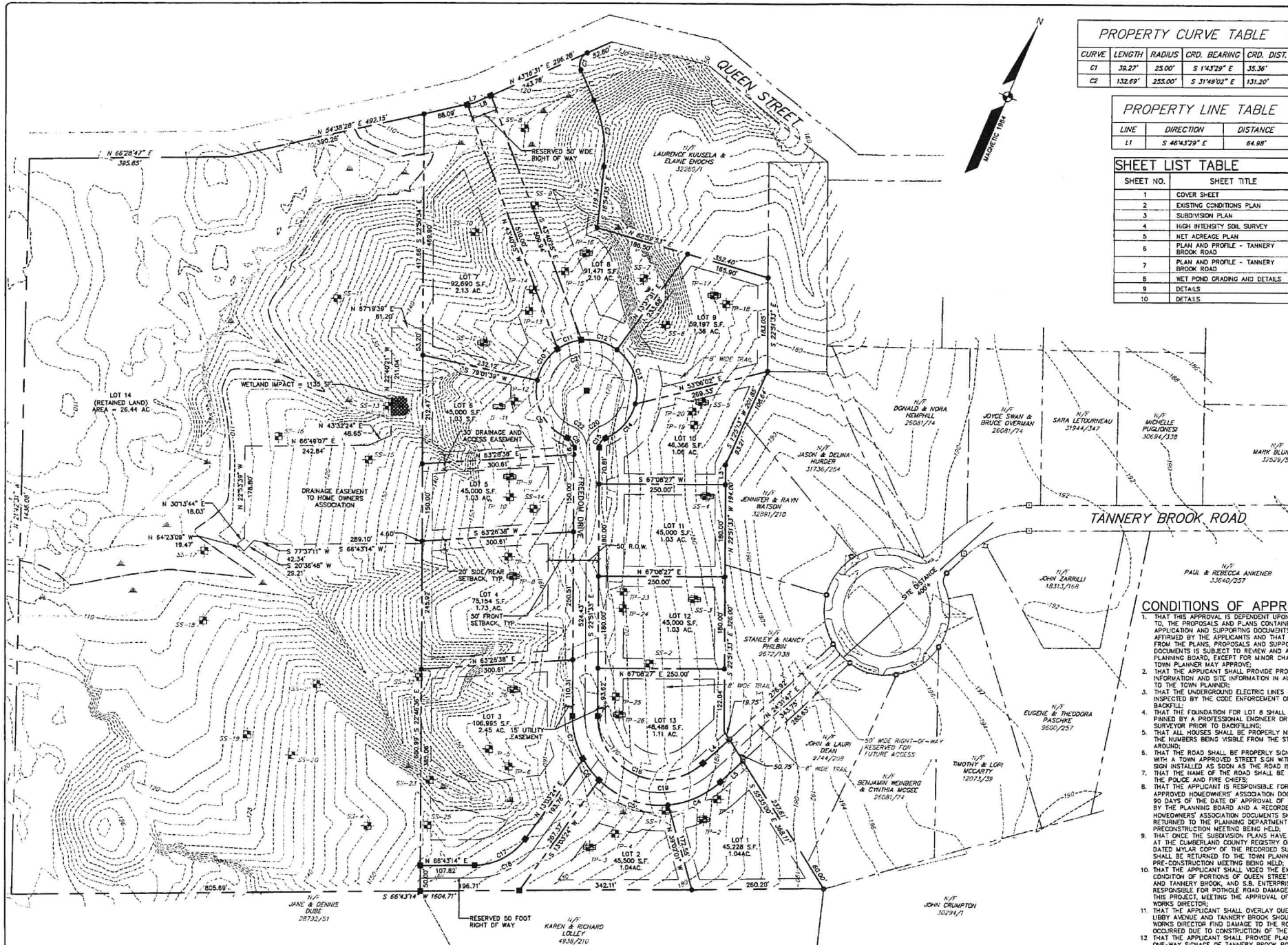
Respectfully submitted,

S.B. Enterprises, Inc.

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

Thomas B. Biegel, Vice President

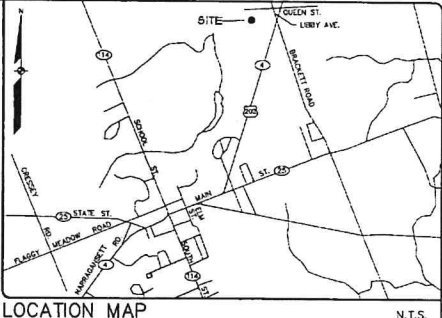
enclosures/attachments



PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	38.27'	25.00'	S 1°43'29" E	35.36'
C2	132.69'	255.00'	S 31°49'02" E	131.20'

PROPERTY LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 46°43'29" E	64.98'

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SUBDIVISION PLAN
4	HIGH BENCHMARK SURVEY
5	NET ACRES PLAN
6	PLAN AND PROFILE - TANNERY BROOK ROAD
7	PLAN AND PROFILE - TANNERY BROOK ROAD
8	NET POND GRADING AND DETAILS
9	DETAILS
10	DETAILS



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
□	SEBACK MONUMENT	□
○	IRON PIPE/ROD	○
C1/A1	CURVE/LINE NO.	C1/A1
▲	EDGE WETLAND	▲
---	WETLANDS	---
---	STREAM	---
---	EDGE PAVEMENT	---
---	EDGE GRAVEL	---
---	TREELINE	---
---	CONTOURS	---
○	HYDRANT	○
○	TEST PIT	○
○	POSSIBLE SEPTIC LOCATION	○
---	WETLAND IMPACT	---

CONDITIONS OF APPROVAL

1. THAT THIS APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROVISIONS AND PLANS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED BY THE APPLICANTS AND THAT ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD, EXCEPT FOR MINOR CHANGES WHICH THE TOWN PLANNER MAY APPROVE.
2. THAT THE APPLICANT SHALL PROVIDE PROPERTY LINE INFORMATION AND SITE INFORMATION IN AUTO-CAD FORMAT TO THE TOWN PLANNER.
3. THAT THE UNDERGROUND ELECTRIC LINES SHALL BE INSPECTED BY THE CODE ENFORCEMENT OFFICE PRIOR TO BACKFILL.
4. THAT THE FOUNDATION FOR LOT 8 SHALL BE LOCATED AND FINISHED BY A PROFESSIONAL ENGINEER OR A LICENSED SURVEYOR PRIOR TO BACKFILL.
5. THAT ALL HOUSES SHALL BE PROPERLY NUMBERED WITH THE NUMBERS BEING VISIBLE FROM THE STREET YEAR AROUND.
6. THAT THE ROAD SHALL BE PROPERLY SIGNED AND NAMED WITH A TOWN APPROVED STREET SIGN WITH THE STREET SIGN INSTALLED AS SOON AS THE ROAD IS CONSTRUCTED; THAT THE NAME OF THE ROAD SHALL BE APPROVED BY THE POLICE AND FIRE CHIEFS.
7. THAT THE APPLICANT IS RESPONSIBLE FOR RECORDING THE APPROVED HOMEOWNERS ASSOCIATION DOCUMENTS WITHIN 90 DAYS OF THE DATE OF APPROVAL OF THE SUBDIVISION BY THE PLANNING BOARD AND A RECORDED COPY OF THE HOMEOWNERS ASSOCIATION DOCUMENTS SHALL BE RETURNED TO THE PLANNING DEPARTMENT PRIOR TO A PRECONSTRUCTION MEETING BEING HELD.
8. THAT ONCE THE SUBDIVISION PLANS HAVE BEEN RECORDED AT THE CUMBERLAND COUNTY REGISTER OF DEEDS, A DATED MYLAR COPY OF THE RECORDED SUBDIVISION PLANS SHALL BE RETURNED TO THE TOWN PLANNER PRIOR TO A PRE-CONSTRUCTION MEETING BEING HELD.
9. THAT THE APPLICANT SHALL VOUCHER THE EXISTING CONDITION OF PORTIONS OF QUEEN STREET, LIBBY AVENUE AND TANNERY BROOK, AND S.B. ENTERPRISES SHALL BE RESPONSIBLE FOR PORTABLE ROAD DAMAGE REPAIR DURING THIS PROJECT MEETING THE APPROVAL OF THE PUBLIC WORKS DIRECTOR.
10. THAT THE APPLICANT SHALL OVERLAY QUEEN STREET, LIBBY AVENUE AND TANNERY BROOK SHOULD THE PUBLIC WORKS DIRECTOR FIND DAMAGE TO THE ROAD THAT HAS OCCURRED DUE TO CONSTRUCTION OF THE SUBDIVISION; THAT THE APPLICANT SHALL PROVIDE PLANS SHOWING ONE-WAY SHOULDER OF TANNERY BROOK ROAD PRIOR TO THE PLANNING BOARD'S ENDORSEMENT OF THE FINAL PLAN; THAT THE PLANNING BOARD CHAIRMAN IS AUTHORIZED BY HAS BEEN POSTED MEETING THE APPROVAL OF TOWN STAFF; AND THE SUBDIVISION PLAN IS REQUIRED TO BE RECORDED WITHIN ONE YEAR OF ORIGINAL APPROVAL, OR THE APPROVAL BECOMES NULL AND VOID.
11. THAT THE SUBDIVISION PLANS SHALL NOT BE RELEASED FOR RECORDING AT THE CUMBERLAND COUNTY REGISTER OF DEEDS UNTIL THE REQUIRED PERFORMANCE GUARANTEE HAS BEEN POSTED MEETING THE APPROVAL OF TOWN STAFF; AND THE SUBDIVISION PLAN IS REQUIRED TO BE RECORDED WITHIN ONE YEAR OF ORIGINAL APPROVAL, OR THE APPROVAL BECOMES NULL AND VOID.

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS S.B. ENTERPRISES BY DEED DATED MARCH 1991 AND RECORDED AT THE CUMBERLAND COUNTY REGISTER OF DEEDS (CORR) IN BOOK 6304, PAGE 556.
2. THE PROPERTY IS SHOWN AS LOT 606 ON THE TOWN OF GORHAM TAX MAP 47 AND IS LOCATED IN THE SUBURBAN RESIDENTIAL DISTRICT (SR).
3. SPACE AND BULK CRITERIA FOR THE SUBURBAN RESIDENTIAL DISTRICT ARE AS FOLLOWS:

	NO WATER OR SEWER	PUBLIC
MINIMUM LOT SIZE:	60,000 S.F.	45,000 S.F.
MINIMUM STREET FRONTAGE:	200 FEET	150 FEET
MINIMUM FRONT YARD:	50 FEET	50 FEET
MINIMUM SIDE YARD:	20 FEET	20 FEET
MINIMUM REAR YARD:	20 FEET	20 FEET
MAXIMUM BUILDING HEIGHT:	NONE	NONE
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 47.52 ACRES.
5. SEBAGO TECHNIQS, INC. HAS NOT PERFORMED AN INDEPENDENT BOUNDARY RETRADEMENT SURVEY OF THIS PROPERTY. THE BOUNDARY AS DEPICTED HEREON IS BASED SOLELY ON PLAN REFERENCES 6A AND 6B. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCES 6A AND 6B AND A PARTIAL TOPOGRAPHIC SURVEY PERFORMED BY SEBAGO TECHNIQS, INC. IN OCTOBER 2016.
6. PLAN REFERENCES:
 - A. "PRELIMINARY SUBDIVISION PLAN SHAKER LANE, GORHAM WAY, R.D.C., INC. 84 PARK STREET PORTLAND MAINE, DATED AUGUST 4, 1988, AND REVISED THROUGH JANUARY 27 1989, BY LAND USE CONSULTANTS. THIS PLAN IS RECORDED AT CSD IN PLAN BOOK 184, PAGE 45. THIS PLAN CORRECTS AND SUPERSEDES A PREVIOUSLY RECORDED PLAN IN CSD PLAN BOOK 183, PAGE 63.
 - B. "FIRST AMENDED SUBDIVISION PLAN AND RECORDING PLAT, TANNERY BROOK, GORHAM MAINE, S.B. ENTERPRISES, P.O. BOX 69, GORHAM MAINE, DATED MARCH 12, 1990, BY LAND USE CONSULTANTS. THIS PLAN IS RECORDED AT CSD IN PLAN BOOK 184, PAGE 45. THIS PLAN CORRECTS AND SUPERSEDES A PREVIOUSLY RECORDED PLAN IN CSD PLAN BOOK 183, PAGE 63.
 - C. "SKETCH PLAN OF TANNERY BROOK SUBDIVISION TANNERY BROOK ROAD, GORHAM MAINE, DATED APRIL 2004, PROJECT NO. 80106, BY SEBAGO TECHNIQS, INC., PREPARED FOR SHAW BROTHERS CONSTRUCTION.
7. PLAN ORIENTATION IS MAGNETIC 1984, BASED ON PLAN BY SURVEY INC., ELEVATIONS DEPICTED HEREON ARE NOV 29 BASED ON PLAN REFERENCE 6A.
8. EACH HOUSE SHALL BE CONSTRUCTED WITH A SPRINKLER SYSTEM IN ACCORDANCE WITH GORHAM FIRE DEPARTMENT SPECIFICATIONS AND REQUIREMENTS.
9. EACH HOUSE WILL BE SERVED BY UNDERGROUND ELECTRICAL SERVICE, MUNICIPAL WATER SERVICE AND INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS.
10. FREEDOM DRIVE HAS BEEN DESIGNED TO MEET OR EXCEED THE TOWN OF GORHAM'S RURAL ACCESS ROAD DESIGN STANDARDS. THE ROADWAY SHALL BE A PRIVATE WAY UNTIL SUCH TIME, IF EVER, THE TOWN ACCEPTS IT AS A PUBLIC STREET. ALL MAINTENANCE, INCLUDING BUT NOT LIMITED TO REPAIR, SNOW REMOVAL, SANDING, AND MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR HOMEOWNERS ASSOCIATION UNTIL SUCH TIME THAT THE TOWN DECIDES TO ACCEPT THE ROAD.
11. ALL MAINTENANCE AND SIMILAR SERVICES OF STORMWATER DRAINAGE FACILITIES NOT LOCATED IN FREEDOM DRIVE RIGHT OF WAY SHALL REMAIN THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
12. ALL DRIVEWAYS SHALL HAVE A PAVED APPROX WITH AT LEAST 4" OF BITUMINOUS CONCRETE.

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C4	114.39'	175.00'	N 43°15'20" E	112.36'
C5	150.00'	175.00'	N 86°32'31" E	145.45'
C7	88.25'	177.07'	S 37°18'36" E	87.34'
C8	23.73'	20.00'	N 96°50'48" W	22.36'
C9	139.39'	100.00'	S 50°54'13" E	128.37'
C10	74.74'	100.00'	S 10°26'17" W	73.01'
C11	50.54'	100.00'	S 46°19'35" W	50.00'
C12	74.74'	100.00'	S 82°12'52" W	73.01'
C13	119.12'	100.00'	N 42°15'00" E	112.20'
C14	92.92'	100.00'	N 18°29'45" E	89.62'
C15	23.73'	20.00'	S 11°07'43" W	22.36'
C16	289.31'	125.00'	S 89°09'53" E	228.93'
C17	117.08'	125.00'	N 39°51'19" E	112.84'

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C18	140.49'	150.00'	N 39°53'19" E	135.41'
C19	347.18'	150.00'	S 80°09'53" E	274.71'
C20	53.39'	45.00'	N 11°07'43" E	50.31'
C21	413.58'	75.00'	S 87°06'27" W	58.25'
C22	53.39'	45.00'	S 56°50'49" E	50.31'

PROPERTY LINE TABLE		
LINE	DIRECTION	DISTANCE
L3	S 22°51'33" E	37.88'
L4	N 24°31'47" E	69.26'
L5	S 24°31'47" W	60.85'
L6	N 22°51'33" W	13.61'
L7	N 54°38'28" E	13.80'
L8	N 43°16'31" E	36.40'

NET RESIDENTIAL AREA CALCULATIONS	
TOTAL PARCEL AREA:	47.52 AC.
- 15% ROADWAY:	- 7.13 AC.
- WETLAND, 100-YR. FLOODPLAIN, AND STREAM CHANNEL:	- 11.30 AC.
- EXISTING RIGHTS-OF-WAY AND EASEMENTS:	- 0 AC.
- AREAS OF >33% SLOPES:	- 1.46 AC.
- AREAS OF 20-33% SLOPES:	- 4.59 AC.
- VERY POORLY DRAINED SOILS OUTSIDE OF WETLANDS:	- 0 AC.
- 50% POORLY DRAINED SOILS:	- 0 AC.
- 25% SOMEWHAT POORLY DRAINED SOILS:	- 0 AC.
NET RESIDENTIAL AREA:	23.04 AC.
MINIMUM LOT AREA PER DWELLING UNIT:	40,000 S.F. (0.92 AC.)
MAXIMUM NUMBER OF DWELLING UNITS ALLOWED:	23.04 AC./0.92 AC. = 25 UNITS
PUBLIC WATER BONUS = 1 DWELLING UNIT x H.R.A./3 AC. = 8 UNITS	23.04 AC./3 AC. = 8 UNITS
TOTAL NUMBER OF ALLOWABLE UNITS:	33 UNITS
NUMBER OF UNITS PROPOSED:	13 UNITS

APPROVED-TOWN OF GORHAM PLANNING BOARD
 MAY 8, 2019
 [Signatures]

STATE OF MAINE
 Cumberland County SS REGISTER OF DEEDS
 RECEIVED MAY 9 2019
 AT 3:17 P.M. AND RECORDED IN
 PLAN BOOK 185, PAGE 160

TAX MAP 47, LOT 26

SHAWN M. FRANK, P.E. 6398

CHARLES G. WARKESE, P.S. 2008

DESIGNED	CHECKED
SMF	CDW

0. S.M.F. 04-09-19 ADD CONDITIONS OF APPROVAL TO TOWN

1. S.M.F. 05-05-19 REVISE PER STAFF REVIEW AND RESUBMIT

2. S.M.F. 12-12-18 REVISE PER STAFF REVIEW AND RESUBMIT

3. S.M.F. 11-05-18 PRELIMINARY SUBDIVISION APPLICATION TO TOWN

REV. BY: DATE: STATUS:

THIS PLAN SHALL NOT BE AMENDED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS APPROVED BY ENGINEER, SHALL BE AT THE ENGINEER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.

WWW.SEBAGOTECHNIQS.COM

75 John Rowley Rd.
 South Portland, ME 04106
 Tel: 207-260-7100

SUBDIVISION PLAN OF TANNERY BROOK SUBDIVISION: PHASE 2

FOR RECORD OWNER: S.B. ENTERPRISES
 P.O. BOX 69
 GORHAM, MAINE 04038

PROJECT NO. 90106

SCALE 1"=100'

SHEET 3 OF 10

Street Acceptance Report

Cotton Drive
Cotton Farm Estates Subdivision,
Norman Berube Builders, Inc.
October 29, 2021

Request: The applicant, Norman Berube Builders, Inc. is requesting street acceptance of Cotton Drive in the Cotton Farm Estates Subdivision located off Farrington Road.

Street Classification: Rural Access Road **Length:** 1,131 feet

Description: The Cottons Farm Subdivision, was original approved by the Gorham Planning Board in 2006 but never constructed. In February 1, 2016 the Planning Board approved for the transfer of ownership to Norman Berube Builders. The road provides access for 14 lots. Ten of the lots are required to have a driveways off of Cotton Drive with 4 of the lots having frontage and driveways off of Farrington Road. All the lots within the subdivision have been built with occupancy permits being granted.

Utilities/ Mailbox Locations: The subdivision is served by public water, private septic systems, underground utilities, and a cluster mailbox.

Fire Protection: Each home was installed with a residential sprinkler system as required.

Inspections, Engineering Certification and Record Drawings: The Town contracted with Woodard & Curran engineering firm to conduct onsite inspections during the construction of the street. While Steve Blake with BH2M provided construction inspection services for the developer. The applicant's engineer has provided the required test results, documents and record drawings, which have been reviewed and found acceptable by the Director of Public Works.

Legal Documents: The offer of cession for the roadway, the proposed roadway deed, appropriate drainage easements, and the required transfer tax form have been reviewed by legal counsel and are in order for acceptance.

Road Maintenance Guarantee: The developer has provided a one-year road maintenance guarantee. The amount of the one-year, maintenance guarantee has been set at \$5,000.00 by the Public Works Director.

Right-of-Way to Abutting Properties: The street acceptance does not include any right-of-way to abutting properties.

PLANNING DEPARTMENT STREET ACCEPTANCE CHECKLIST

(To be completed by the Director of Community Development)

Street Name: Cotton Drive

Subdivision/Project Name Cotton Farm Subdivision

OWNER/Developer Norman Berube Builders, Inc.

Street Classification Rural Access Street Length 1,131'

Type of Approval: Final Acceptance Prior to Final Paving

Verification of occupancy permits for 50% of the housing units in the subdivision, if there are more than 20 lots in the subdivision or 50% of the approved construction phase.

Total number of lots 14

Number of occupancy permits issued 14, 100%

Number of lots in phase

Number of occupancy permits issued _____, _____%.

Please mark each of the following items Yes, No or NA (Not applicable)

1. Y Letter of Cession.
2. Y Road Deed (NA includes center of turning circle). -- Signed and Notarized
3. Y Real Estate Transfer Tax Form. -- Signed by Applicant (Grantor)
4. Y Easement deeds for road drainage. Signed and Notarized
5. Other documents
6. Y Reviewed by Town Attorney and approved on July 29, 2021.
7. NA Fire pond/dry hydrant installations reviewed & approved by Fire Chief.
8. NA PWD: Water/Final Inspection Report received.
9. NA PWD: Sewer/Final Inspection Report received.
10. Y Color As-Built drawings delivered to: Engineer Public Works Planner.
11. Y Maintenance Guarantee Acct.: Amount \$5,000.00 Type Cash Date October 29, 2021.
12. N Road Improvement Acct.: Amount _____ Date Established _____.
13. Y Legal Documents & Plan ROW provided to Town Clerk. Date To be provided after TC Meeting on the item.
14. Y Public Works Director's Final Report.

Note any incomplete items or compliance issues: *New Standards regarding Street Acceptance Standards and Invasive Species:*

The project does not comply with the new standards regarding street acceptance in particular the road does not serve a minimum of 25 lots and does not provide 2 points of connection to other interconnected streets. The project was approved prior to the adoption of the new standard.

The applicant has not provided verification by a qualified professional that no invasive terrestrial plants are located within the proposed road right-of-way. The street acceptance application had been submitted and reviewed before the new requirements regarding documentation of invasive species were adopted.

PUBLIC WORKS DEPARTMENT STREET ACCEPTANCE CHECKLIST

(To be completed by Director of Public Works)

Street Name: COTTON DRIVE

Subdivision/Project Name: COTTON FARM ESTATES

OWNER/Developer: NORMANDE BERUBE - BERUBE BUILDERS

Final Inspection by: BOB BURNS Date: 11-4-2021

Please mark each of the following items Yes, No or NA (Not applicable)

- 1. N/A Road Deed and Easement Deeds reviewed by the Public Works Director.
- 2. N/A Easement Deeds reviewed by the Public Works Director.
- 3. ✓ Roadway and shoulders constructed per plans.
- 4. ✓ Drainage installed per plans.
- 5. N/A Curbing installed per plans.
- 6. N/A Sidewalks installed per plans.
- 7. ✓ Roadway monumentation installed per plans.
- 8. N/A Catch basins cleaned.
- 9. ✓ Detention ponds constructed per plans.
- 10. N/A Fire ponds constructed per plans.
- 11. N/A Fire ponds inspected, tested and approved by the Gorham Fire Department.
- 12. N/A Hydrants inspected, tested and approved by the Gorham Fire Department.
- 13. N/A No. of new hydrants .
- 15. ✓ Paved driveway aprons.
- 16. ✓ Mailbox locations per plans.
- 17. ✓ Street trees and landscaping completed per plans.
- 18. ✓ Street signs and traffic control signs installed per plans.
- 19. ✓ Loaming and seeding completed per plans.
- 20. ✓ Permanent erosion control installed per plans.
- 21. N/A Water mains inspected and approved by Portland Water District.
Final inspection report received.
- 22. N/A Sewer mains and pump stations inspected and approved by Portland Water District.
Final inspection report received.
- 23. ✓ Final clean up completed.
- 24. ✓ Core Sample(s) measured and met the Town's minimum standards.

Note any incomplete items or compliance issues:

ONE DRIVEWAY CURBVERT PERMITTED BY DPW AND SET BY HOMEOWNER NEEDS TO BE RE-SET. THIS CAN BE HANDLED BY DPW AFTER ROAD ACCEPTANCE OR INDEPENDENT OF ROAD ACCEPTANCE.

RECEIVED OCT 23 2020

NORMAND BERUBE BUILDERS, INC.

1040 PORTLAND RD. SUITE TWO SACO, MAINE 04072

883-8270 or 283-3961 Fax : 283-4039

E-Mail : nberubebldrs@maine.rr.com

January 8, 2020

Ephrem Paraschak, Town Manager
Town of Gorham
75 South Street, Suite 1
Gorham, Me 04038

Re: Offer of Cession for Cotton Drive, Cotton Farm Estates Subdivision,
Tax Map # 57, Lot # 201-214

Dear Mr. Paraschak:

On behalf of Normand Berube Builders, Inc., we are pleased to offer this written offer of cession and deeds for Cotton Drive and all associated utility easements and rights of way, as shown on the Cotton Farm Estates Subdivision plans, prepared by BH2M. This offer is made without demand for compensation. This roadway has been constructed to service ten lots in the Cotton Farm Estates Subdivision as approved by the Gorham Planning Board.

A copy of the final subdivision plan showing roadways and associated easements is now enclosed. Normand Berube Builders, Inc. has constructed this roadway to Town standards in accordance with the approved plans and under the supervision of the Town's inspectors.

If you require any additional information regarding our request, please contact me.
Thank you for your cooperation in this matter.

Sincerely,



Normand Berube

President

Normand Berube Builders, Inc.

TMP

- NOTES:
- OWNER/APPLICANT: VAN HERTEL JR. 3 SHADY CREEK LANE SCARBOROUGH, MAINE 04074
 - ENGINEER: LESTER S. BERRY PE#3341 28 STATE STREET GORHAM, MAINE
 - SURVEYOR: ROBERT LIBBY JR., PL#2190 8204
 - HIGH INTENSITY SOILS: MARK HAMPTON ASSOCIATES PORTLAND, MAINE
 - WETLAND DELINEATION: MARK HAMPTON ASSOCIATES
 - DEED REFERENCE: BK. 21286, PG. 29
 - TAX MAP REFERENCE: MAP 57, LOT 10
 - ZONING: RURAL
 - PROJECT AREA: 27.317 ACRES

- MINIMUM STANDARDS: MIN. LOT SIZE - 60,000 S.F. FRONTAGE - 200' MIN. FRONT YARD - 50' (LOCAL ST.) 70' (COLLECTOR & ARTERIAL) MIN. SIDE AND REAR YARD - 20'
- SEWER SERVICE: INDIVIDUAL ON-SITE SUBSURFACE DISPOSAL SYSTEMS
- WATER SERVICE: INDIVIDUAL DRILLED WELLS
- ELEC./TEL./CABLE: UNDERGROUND & OVERHEAD (LOTS 1, 2, 3 & 6)
- PLAN REFERENCES: A. SUBDIVISION PLAN, IRISH FARM SUBDIVISION GORHAM, MAINE, FOR SOLD IN. DATED SEPT. 12, 1994, BY FERRIS & OZZER AND RECORDED IN THE C.C.R.D. PLAN BOOK 195, PAGE 151.

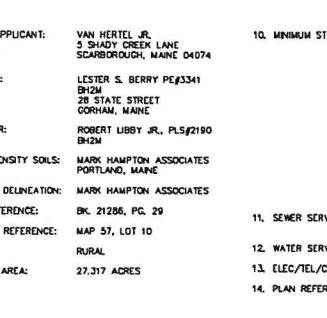
- FINAL PLAN, LOTS ONE & TWO OF FARRINGTON ROAD SUBDIVISION, GORHAM, MAINE, FOR BID DULLETTE, DATED JAN. 5, 1975 BY JACK BERNAN AND RECORDED IN THE C.C.R.D. PL. BK. 111, PG. 50.
- STATE OF MAINE D.O.T. RIGHT OF WAY MAP A JOSEPH FIORE, FARRINGTON ROAD, GORHAM, MAINE, DATED DEC. 1991, BY BH2M RECORDED IN THE C.C.R.D.
- AMENDED PLAN & PRIVATE WAY EXTENSION A. JOSEPH FIORE, FARRINGTON ROAD, GORHAM, MAINE, DATED DEC. 1991, BY BH2M RECORDED IN THE C.C.R.D.

- IN LIEU OF A PERFORMANCE GUARANTEE FOR THE CONSTRUCTION OF THE PROJECT IMPROVEMENTS, NO LOT OR PARCEL MAY BE CONVEYED AND NO BUILDING PERMIT FOR ANY BUILDING ON ANY PORTION OF THE DEVELOPMENT SHALL BE ISSUED BY THE BUILDING INSPECTOR UNTIL THE COMPLETION OF ALL STREETS, UTILITIES AND OTHER PUBLIC OR QUASI-PUBLIC IMPROVEMENTS. IF THE APPLICANT WISHES TO CONVEY A LOT OR APPLY FOR A BUILDING PERMIT FOR ANY LOTS IN THE SUBDIVISION PRIOR TO ALL PROJECT IMPROVEMENTS BEING COMPLETED, A PERFORMANCE GUARANTEE EQUAL TO THE COST OF THE REMAINING IMPROVEMENTS SHALL BE SUBMITTED TO THE TOWN PLANNER AND APPROVED BY THE TOWN MANAGER AND TOWN ATTORNEY.
- SEPTIC SYSTEM LOCATIONS AS SHOWN REPRESENT POSSIBLE LOCATIONS WHICH CAN MEET APPLICABLE LOCAL AND STATE STANDARDS. ACTUAL FINAL SUBSURFACE DISPOSAL LOCATIONS CAN BE ADJUSTED PROVIDED THE NEW LOCATIONS ARE REVIEWED AND APPROVED BY THE TOWN ENGINEER AND CODE ENFORCEMENT OFFICER WITH THE SUPPORTING DOCUMENTATION BY A CERTIFIED GEOLOGIST.
- ALL WATER SUPPLY WELLS SHALL BE LOCATED A MINIMUM OF 100' FROM THE NEAREST SUBSURFACE DISPOSAL FIELD AND OUTSIDE OF THE ESTIMATED NITRATE PLUMES AS SHOWN ON SHEET 8 OF APPROVAL PLANS. NITRATE STUDY REPORT BY SCIENCE & MANAGER ENGINEERS, CUMBERLAND, MAINE, DATED NOVEMBER 14, 2003.

- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CONSTRUCTION STANDARDS SET FORTH IN CHAPTER II, SECTIONS V AND IX OF THE LAND USE AND DEVELOPMENT CODE WHERE THERE IS A CONFLICT BETWEEN THIS PLAN AND THOSE STANDARDS. THE STANDARDS SHALL CONTROL.
- ALL DRIVEWAYS SHALL HAVE PAVED APRONS WITH 4" OF BITUMINOUS CONCRETE COMMENCING AT THE EXISTING EDGE OF STREET PAVEMENT WHERE IT INTERSECTS WITH THE DRIVEWAY FOR A LENGTH OF 20 FEET.
- NO LOAM OR TOP SOIL SHALL BE REMOVED FROM THE SUBDIVISION WITHOUT AN APPROVED PLAN UNDER THE TOWN OF GORHAM MINERAL EXPLORATION, EXCAVATION AND GRAVEL PIT ORDINANCE, EXCEPT FOR:
 - REMOVAL OF EXCESS MATERIAL NECESSARY FOR THE CONSTRUCTION OF THE ROADS, UTILITIES, AND STORM WATER MANAGEMENT INFRASTRUCTURE SHOWN ON THE APPROVED PLANS FOR THE SUBDIVISION.
 - REMOVAL OF EXCESS MATERIAL NECESSARY TO CONSTRUCT BUILDINGS OR BUILDING RELATED INFRASTRUCTURE ON A LOT WITHIN THE SUBDIVISION WHEN APPROVED BY THE CODE ENFORCEMENT OFFICER IN CONNECTION WITH THE ISSUANCE OF A BUILDING PERMIT.
- BENCHMARK: 4" NAIL IN UTILITY POLE #3, 0.1' ABOVE GROUND FARRINGTON ROAD, EL. 230.71, USGS APPROX.
- ALL HOUSES WILL BE EQUIPPED WITH RESIDENTIAL SPRINKLER SYSTEMS IN ACCORDANCE WITH TOWN OF GORHAM SPRINKLER ORDINANCE. THE DESIGN OF THE SPRINKLER SYSTEM SHALL BE REVIEWED AND APPROVED BY THE FIRE CHIEF PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- LOT 9 SHALL ESTABLISH FRONTAGE ALONG ROUTE 25 WITH THE DRIVEWAY ACCESS VIA A 30' ACCESS EASEMENT ALONG LOT 8. NO CURB CUT WILL BE ALLOWED ALONG ROUTE 25.

- NET RESIDENTIAL CALCULATIONS:
 - TOTAL PARCEL AREA - 1,186,827 s.f.
 - 15% TOTAL ACREAGE FOR ROADS - 178,488 s.f.
 - ISOLATE LAND - 0
 - 100 YEAR FLOOD ZONE - 0
 - WETLANDS - 160,743 s.f.
 - RIGHT OF WAY & EASEMENTS - 0
 - STREAM CHANNELS - 0
 - SUSTAINED SLOPES OF 33% - 0
 - SLOPE AREAS OF 20 TO 33% - 5,332 s.f.
 - BORROW PIT - 0
 - VERY POORLY DRAINED SOILS - 0
 - POORLY DRAINED SOILS - 0
 - 25% MULTIPLE DRAINAGE CLASS SOILS - 0
- NET RESIDENTIAL AREA - 845,359 s.f. MINIMUM LOT AREA PER DWELLING UNIT - 60,000 S.F. MAXIMUM NUMBER OF LOTS - 14.09 (14 PROPOSED)
- CUTTING OF TREES OR DISTURBANCE OF NATURAL TOPOGRAPHY OR GROUND COVER IS PROHIBITED WITHIN THE AREAS DESIGNATED AS STORMWATER BUFFERS. DEAD, DISEASED OR DYING TREES MAY BE REMOVED. SOFTWOODS THAT PRESENT A DANGER TO PERSON OR PROPERTY FROM FALLING MAY BE CUT. DEEDS TO THE LOTS WILL CONTAIN RESTRICTIONS TO THIS EFFECT.
- LOTS 1 & 2 SHALL HAVE A SHARED DRIVEWAY ONTO FARRINGTON ROAD. LOTS 4 & 5 SHALL HAVE A DRIVEWAY ONTO COTTON DRIVE. LOTS 3 & 6 SHALL HAVE A DRIVEWAY ONTO FARRINGTON ROAD.
- NO FILLING OR ALTERATION OF WETLANDS IS PERMITTED WITHOUT APPROPRIATE APPROVALS FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ARMY CORPS OF ENGINEERS.
- PROPOSED USE: SINGLE FAMILY HOUSE LOTS
- IN THE EVENT OF LOT TO CONSTRUCTION IN THE WESTERLY BUILDING WINDOW, A WETLAND ALTERATION OF APPROXIMATELY 1200 S.F. WOULD BE REQUIRED FOR DRIVEWAY PLACEMENT. THIS ALTERATION WOULD NOT REQUIRE A DEP WETLAND PERMIT.
- THE COTTON FARM ESTATES HOMEOWNERS ASSOCIATION WILL BE ASSESSED ONLY FOR THE ANNUAL COSTS AND EXPENSES OF MAINTENANCE, UPKEEP, REPAIR OR IMPROVEMENTS FOR ANY STORMWATER INFRASTRUCTURE OR CULVERTS INCLUDING ALL STORMWATER BUFFERS, AND LEVEL SPREADERS OUTSIDE OF THE COTTON DRIVE RIGHT OF WAY.

10. MINIMUM STANDARDS: MIN. LOT SIZE - 60,000 S.F. FRONTAGE - 200' MIN. FRONT YARD - 50' (LOCAL ST.) 70' (COLLECTOR & ARTERIAL) MIN. SIDE AND REAR YARD - 20'
- *THE MINIMUM LOT AREA PER DWELLING UNIT SHALL BE USED TO CALCULATE THE NET RESIDENTIAL DENSITY OR THE MAXIMUM NUMBER OF DWELLING UNITS THAT CAN BE PLACED ON A PARCEL. INDIVIDUAL LOTS IN A SUBDIVISION MAY VARY IN SIZE AS LONG AS THE SUBDIVISION CONFORMS TO THE OVERALL NET RESIDENTIAL DENSITY OF THE PARCEL. NO LOT FOR A SINGLE-FAMILY HOME IS SMALLER THAN 40,000 S.F. IN AREA, AND THE INDIVIDUAL LOTS ARE LAID OUT TO REFLECT THE DEVELOPMENT SUITABILITY OF THE PARCEL.



SYMBOL DESCRIPTION

○	GRANITE MONUMENT FOUND
○	GRANITE MONUMENT TO BE SET
○	IRON PIPE/ROD FOUND
○	5/8" IRON ROD W/ CAP TO BE SET
○	UTILITY POLE
○	STUMP W/ WIRE
○	DECIDUOUS TREE W/ WIRE
○	CONIFEROUS TREE W/ WIRE
○	BARBED WIRE FENCE
○	STONE WALL
○	NOW OR FORMERLY ABOVE GROUND LIMIT OF WETLANDS
○	BOUNDARY LINE
○	EASEMENT
○	TEST PIT LOCATION
○	STORMWATER BUFFER

LOT NUMBER	MAP	BLOCK	LOT	STREET NO.	STREET
1	57	10	1	28	FARRINGTON ROAD
2	57	10	2	24	FARRINGTON ROAD
3	57	10	3	20	FARRINGTON ROAD
4	57	10	4	3	COTTON DRIVE
5	57	10	5	4	COTTON DRIVE
6	57	10	6	8	FARRINGTON ROAD
7	57	10	7	8	COTTON DRIVE
8	57	10	8	12	COTTON DRIVE
9	57	10	9	14	COTTON DRIVE
10	57	10	10	16	COTTON DRIVE
11	57	10	11	17	COTTON DRIVE
12	57	10	12	15	COTTON DRIVE
13	57	10	13	11	COTTON DRIVE
14	57	10	14	7	COTTON DRIVE

GPS COORDINATES

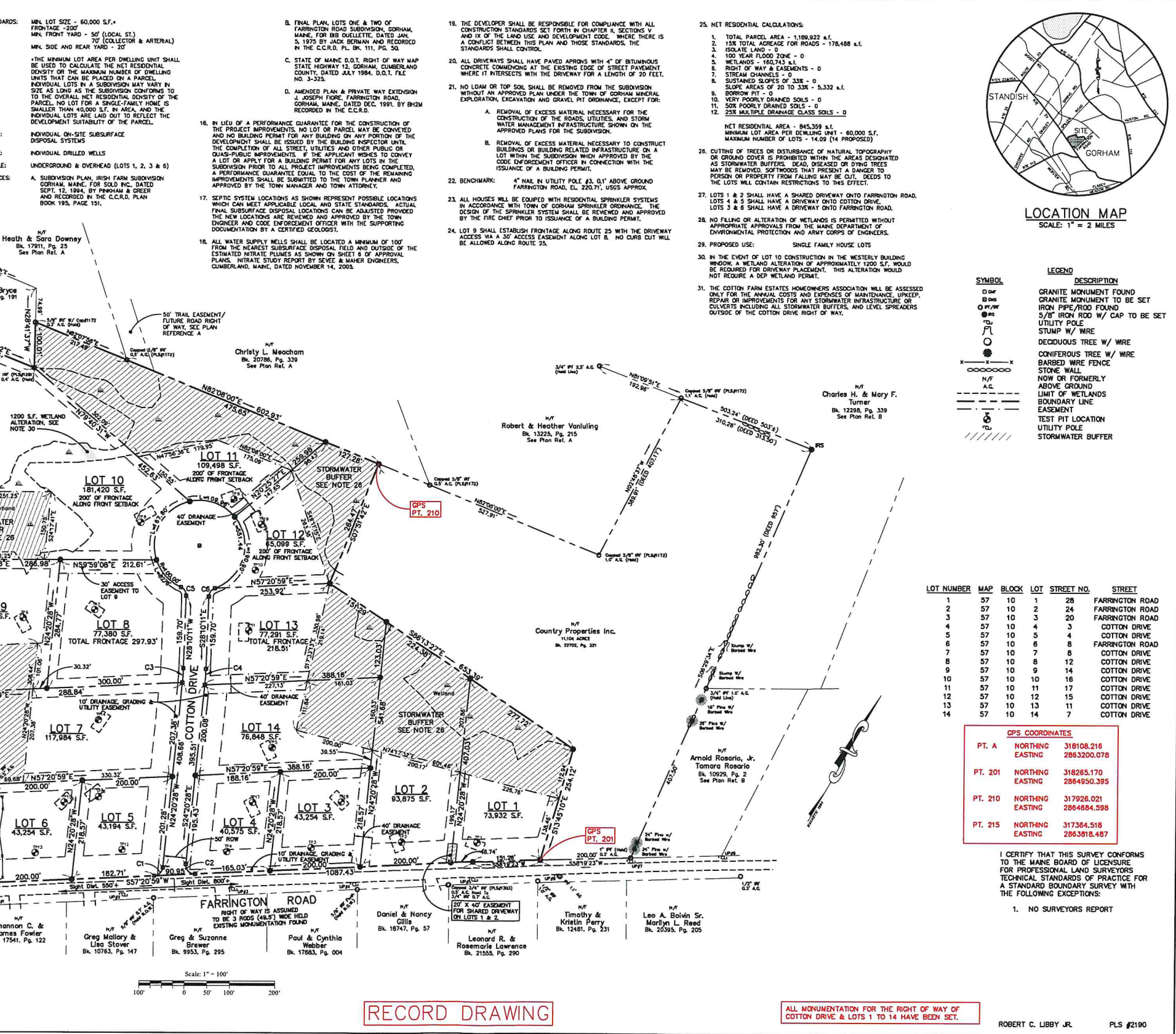
PT. A	NORTHING	318108.216
	EASTING	2863200.078
PT. 201	NORTHING	318265.170
	EASTING	2864950.395
PT. 210	NORTHING	317926.021
	EASTING	2864684.598
PT. 215	NORTHING	317364.518
	EASTING	2863818.487

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT

DESIGNED: W. Pelkey DATE: May 2015
 DRAWN: Dept. SCALE: As Noted
 CHECKED: R. Libby Jr. JOB NO. 15195

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CURVE DATA

C1	R=20.00'	L=28.52'
C2	R=20.00'	L=34.32'
C3	R=475.00'	L=31.74'
C4	R=525.00'	L=35.08'
C5	R=20.00'	L=23.73'
C6	R=20.00'	L=23.73'

Scale: 1" = 100'

RECORD DRAWING

ALL MONUMENTATION FOR THE RIGHT OF WAY OF COTTON DRIVE & LOTS 1 TO 14 HAVE BEEN SET.

ROBERT C. LIBBY JR. PLS #2190

HEATH & Sara Downey
Blk. 17911, Pg. 25
See Plan Ref. A

Louis A. Bryce
Blk. 3500, Pg. 191

Joel A. Busi
Blk. 22832, Pg. 43

Christy L. Meacham
Blk. 20788, Pg. 339
See Plan Ref. A

Robert & Heather Vanuling
Blk. 13225, Pg. 215
See Plan Ref. A

Country Properties Inc.
11104 ACRES
Blk. 22702, Pg. 321

Charles H. & Mary F. Turner
Blk. 12298, Pg. 339
See Plan Ref. B

Arnold Rosario, Jr.
Blk. 10929, Pg. 2
See Plan Ref. B

Leo A. Boivin Sr.
Blk. 20385, Pg. 205

Timothy & Kristin Perry
Blk. 12481, Pg. 231

Leonard R. & Rosemarie Lawrence
Blk. 21555, Pg. 290

Paul & Cynthia Webber
Blk. 17863, Pg. 004

Greg & Suzanne Brewer
Blk. 9953, Pg. 295

Greg Mallory & Lisa Slover
Blk. 10763, Pg. 147

Shannon C. & James Fowler
Blk. 17541, Pg. 122

Patricia & John Weycotte
Blk. 20817, Pg. 288

Victor A. Marie G. Woodbrey
Blk. 2854, Pg. 140

George & Patricia Weeks
Blk. 3028, Pg. 603

Warren & Bethan Jones
Blk. 17645, Pg. 281

Wade R. & Suelien J. Brown
Blk. 11750, Pg. 47

Frederick A. & Janice Dow
Blk. 3930, Pg. 286

GPS PT. A

GPS PT. 210

GPS PT. 215

GPS PT. 201

11. SEWER SERVICE: INDIVIDUAL ON-SITE SUBSURFACE DISPOSAL SYSTEMS

12. WATER SERVICE: INDIVIDUAL DRILLED WELLS

13. ELEC./TEL./CABLE: UNDERGROUND & OVERHEAD (LOTS 1, 2, 3 & 6)

14. PLAN REFERENCES: A. SUBDIVISION PLAN, IRISH FARM SUBDIVISION GORHAM, MAINE, FOR SOLD IN. DATED SEPT. 12, 1994, BY FERRIS & OZZER AND RECORDED IN THE C.C.R.D. PLAN BOOK 195, PAGE 151.

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REVISION

NO.	DATE	DESCRIPTION
1	8/29/17	Record Drawing
2	9/29/18	Submitted Record Drawings
3	3/2/21	Submitted Record Drawings

FINAL SUBDIVISION PLAN

COTTON FARM ESTATES

ROUTE 25 AND FARRINGTON ROAD
GORHAM, MAINE

BH2M
 ENGINEERS • SURVEYORS • PLANNERS
 Berry • Huff • McDonald • Milligan Inc.
 28 State Street, Gorham, Maine 04088, (207) 839-2771

THE
 Van Herkel, Jr.
 5 State Street, Line
 Scarborough, Maine

DESIGNED: W. Pelkey DATE: May 2015
 DRAWN: Dept. SCALE: As Noted
 CHECKED: R. Libby Jr. JOB NO. 15195

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