

## **AGENDA NOTES**

Gorham Town Council Regular Meeting

October 3, 2017 – 6:30pm

Burleigh H. Loveitt Council Chambers

1. Public Hearing # 1 – Item # 9271  
Proposal to Amend Land Use & Development Code to Allow Agricultural Special Events in the Rural Zone

At the January 3, 2017 Council Meeting, the Town Council forwarded a request from Norm Justice to amend the Land Use and Development Code to allow Agricultural Special Events in the rural zone and asked the Planning Board to develop the language.

At the June 5, 2017 meeting, the Planning Board voted 5-0 with 2 absent to recommend approval of the proposed amendment.

On July 11, 2017 the Town Council solicited public comment on the proposed amendment and voted to send it to the Ordinance Committee for review.

September 19, 2017 the Ordinance Committee voted 2-1 to send the language to the Town Council for approval with two minor changes which would allow the residential use requirement to be met if abutting properties are under the same ownership and have a residential use and clarifying that rehearsals, wedding practices, etc. do not count towards the number of actual events per year.

As previously mentioned in your July 11, 2017 agenda notes, any event facility would need to be approved by staff and must comply with the Town Sprinkler Ordinance if applicable. Other provisions include:

- The maximum number of events is 25/year and maximum number of people is 250/event.
- Porta-Potties may be used for up to 6 events per year and real bathrooms would need to be provided thereafter.
- Each event would need to receive a permit, and include a Traffic Management and Parking Plan and comply with the Town's noise standards.
- Applicants need to provide evidence of agricultural production of at least \$10,000 in the 2nd or 3rd year of the 5 years preceding their application.

2. Public Hearing # 2 - Item # 9272  
Proposal to Rezone Land Owned by Shaw Brothers Family Foundation on Lower Main Street

Included in your packet is a memo from Town Planner, Tom Poirier, dated September 22, 2017 on the recommended Planning Board amendments and history. The Town Council will also need to adopt a revised zoning map as part of this amendment, which is also attached.

3. Public Hearing # 3 – Item # 9273  
Renewal Applications for Automobile Graveyards/Junkyard Permits for 2018

Please see the related attachments within your packet.

4. Public Hearing # 4 - Item # 9274  
Liquor License Renewal for Sebago Brewing Company

All departments have reported no issues and the renewal forms are attached.

5. Item # 9275  
Consideration of Recommendation for No Action to Amend Sprinkler Ordinance

On September 19, 2017 the Ordinance Committee voted to make a recommendation to the Town Council that no action be taken on reviewing and putting limitations on the Town's Sprinkler Ordinance. This was referred to the Ordinance Committee on January 3, 2017 by the Town Council.

6. Item # 9276  
Proposal to Amend Land Use & Development Code to Amend Sidewalk Standards

This proposal is to relax and allow flexibility on land use requirements regarding sidewalk extensions by developers. The proposed amendments to the Street Design Standards will need to be forwarded to the Planning Board hearing if approved by the Council.

7. Item # 9277  
Consideration of Designation of Saturday, November 25, 2017 as "Small Business Saturday"

Sponsored by Councilor Phinney, this order would designate November 25, 2017 as "Small Business Saturday" in the Town of Gorham. The Small Business Saturday Coalition promotes this event to encourage the public to shop locally at small businesses at the start of the holiday shopping season and throughout the year. An informational sheet is included in your packet.

8. Item # 9278  
Resolution Designating Section of Presumpscot River as Local Historical and Natural Resource

On September 5, 2017, The Friends of the Presumpscot River asked the Town Council to adopt a resolution designating the five mile section of the Presumpscot River between Mallison Falls and Sacarappa Falls a "Presumpscot Historic and Natural River Corridor." Since that meeting, the City of Westbrook has adopted the proposed resolution while the Town of Windham adopted a slightly shorter and refined version of the resolution.

9. Item # 9279  
MMA Legislative Policy Committee Vacancy

The retirement of David Cole as Town Manager left a vacancy on MMA's Legislative Policy Committee. The terms on the committee are elected through MMA every two years and one year is left on David Cole's term representing the Town of Gorham. This order would appoint the new Town Manager, Ephrem Paraschak, to represent Gorham's interests for the remaining one year on this committee.

10. Item # 9280  
Water Filtration System at West Gorham Fire Station



Over the last several months, the Gorham Fire Department has been having issues with discoloration in the well water at the West Gorham Fire Station and water stains after using the water. This station houses two live-in students, is not near a public water system and has a very old water filtration system. On September 25, 2017, water test results were made available to the Fire Chief that indicated iron levels above recommended standards and arsenic levels almost fifteen times the maximum allowed standards. The Fire department is proposing utilizing up to \$9,900 from the Fire Savings Reserve Account, #401-43-50639-11 which has a current balance of \$10,434.69. Additional quotes for a water filtration system are being procured to see if the system can be installed at a lesser expense; however, the total cost of the project will be \$9,900 or less.

11. Item # 9281


Recommendation to Reschedule November 7, 2017 Regular Town Council Meeting





As the next Regular Town Council meeting falls on Election Day, this order would move the November 7, 2017 meeting one week forward to November 14, 2017. The Council should also consider having its organizational workshop that night, which has tentatively been scheduled for 6:00pm before the regular meeting.

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From:  Tom Poirier Wednesday, September 20, 2017 10:25:03 AM 

Subject: Agricultural Event Centers Ordinance

To:  Ephrem Paraschak

Cc:  Laurie Nordfors  Barbara Skinner  David Galbraith  
 Jessica Hughes

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Attachments:  TC Ordinance Recommend Agricultural Special Events Centers.docx / Microsoft Wo...

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Ephrem,

Attached is the Agricultural Event Centers Ordinance with the proposed changes requested by the Town Council Ordinance Committee. The changes are shown in bold, underline, and struck through. The proposed ordinance amendments have also been reviewed by Natalie at Jensen Baird. Contact me with any questions.

Thomas M. Poirier  
Town of Gorham  
Town Planner



## Amendments to Rural District – to allow Agricultural Special Event Facilities

### Proposed Ordinance Draft Language Discussed at the April 3<sup>rd</sup> Meeting

#### Chapter 1, Zoning Regulations

##### Section 1-5 – Definitions

##### Agricultural Special Event Facilities

A facility or land area located on a parcel(s) with an ongoing viable agricultural use, consisting of one or more meeting or multi-purpose rooms, kitchen facilities, outdoor barbecue facilities, or temporary structures such as tents, that are available for use by private or public groups for such social activities as meetings, parties, weddings, receptions, and dances.

##### Section 1-8- Rural District

###### B. Permitted Uses:

23) Agricultural Special Event Facilities, subject to the requirements of Section 2-16.

#### Chapter 2, General Standards of Performance

##### Section 2- 2: Parking, Loading, and Traffic

###### A. 2)

##### Agricultural Special Event Facilities

1 space per 3 seats or 1 space for every 3 people based upon maximum building occupancy, whichever is greater.

##### Section 2-16 – Agricultural Special Events Facilities

- A. Purpose: The purpose of this section is to provide for the operation of special event facilities in conjunction with an agricultural use. The use may be allowed on a parcel with an ongoing viable agricultural use in the Rural District provided that the following standards under this section and all applicable standards under Chapter 2 Performance Standards are met to reduce the impacts to surrounding properties.
- B. Ordinance Conflicts: If there is a conflict between the provisions of this ordinance and another ordinance or law, the more stringent provisions shall apply.
- C. Permits: Prior to the start of the use on the site the owner of the lot shall follow and receive approval under the requirements of Chapter 4: Site Plan Review.

Prior to each event being held at the facility the owner/operator shall receive an approval of the Event Management Plan by the Site Plan Review Committee. The Site Plan Review Committee shall review the event plan to ensure compliance with Chapter 2: General Standards of Performance, Chapter 4: Site Plan Review, and any Site Plan Review Conditions of Approval placed on the use on the site. The Committee may deny or approve with conditions any Event Management Plan that is not compliant with the relevant Chapters of the Land Use Code or Site Plan Review Approval. The Committee may also deny any event at an Agricultural Special

## Amendments to Rural District – to allow Agricultural Special Event Facilities

Event Facility should the facility frequently violate its Event Management Plan approvals, the Land Use and Development Code, and/or the Site Plan Review Approval.

A non-refundable application fee for each Event Management Plan review in an amount(s) established by the Town Council and amended from time to time in an amount(s) and for such purposes as the Town Council may from time to time establish by Council Order shall be paid by the applicant to the Town of Gorham at the time of filing the Event Management Plan.

- E. **Agricultural Use Requirement:** Any proposed Agricultural Special Event Facility shall provide evidence of agricultural production of at least \$10,000.00 per year in one of the 2, or 3 of the 5, calendar years preceding application for site plan review. Prior to the start of each year's event season the operator shall provide written documentation outlining the active agricultural activities occurring on the site, evidence that at least \$10,000.00 was earned in the prior year or in one of the 2, or 3 of the 5, calendar years from agricultural activities, not including the Agricultural Special Event Use, and a statement evidencing the potential to produce at least \$10,000.00 from on-site agricultural production during the next year or in one of the 2, or 3 of the 5, calendar years.
- D. **Standards:** Special event facilities are subject to the following operation and development standards:
1. **Event Management Plan:** The owner/operator shall provide to the Planning Office for approval by the Site Plan Review Committee an event management plan for each event held on the site. The plan shall include all applicable conditions of approval and the approved site plan, a traffic management plan for the specific event, the precise location of the event, and all other operational specifications. The Town Planner may request additional information if determined necessary due to the size or nature of a specific event. A copy of the approved event management plan shall be available for on-site inspections at all times.
  2. **Noise Control:** Noise standards shall be regulated in accordance under Chapter 4, Section 4-9 – Approval Criteria and Standards, T. Noise.
  3. **Lighting:** All lighting shall comply with the following requirements:
    - a. All lighting associated with the event shall be turned off by 11:00 pm. Parking lot lighting may remain on for a longer period if specified under the event management plan but only as long as necessary to facilitate safe travel from the parking area.
    - b. Outdoor lighting shall be reduced to limit light trespass and glare onto abutting properties. Outdoor lighting shall have full-cut off shielding and be located and directed such that no direct light falls outside the property line, or into the public right-of-way.
  4. **Traffic Management Plan:** The traffic management plan shall demonstrate compliance with the following requirements:

## Amendments to Rural District – to allow Agricultural Special Event Facilities

- a. Approved access meeting the driveway standards as identified under Chapter 2, Section 2-5 - Minimum Standards for the Design and Construction of Streets and Ways.
  - b. Adequate ingress and egress shall be provided for all emergency vehicles to the satisfaction of the Gorham Fire Department and Public Works Director.
  - c. A traffic control plan to ensure an orderly and safe arrival, parking, and departure of all vehicles and to ensure that traffic will not backup or block private easements, public roads, intersections, or private driveways.
  - d. Parking attendant(s) shall direct traffic into the facility and towards available parking during arrival of guests. Attendants shall direct traffic leaving the facility at the conclusion of the event.
  - e. Temporary direction signs shall be located on any driveway entrance and within the parking lot to ensure orderly flow of traffic. The temporary signs shall be placed prior to all events and promptly removed at the conclusion of the event.
5. Operation Limitations: The following operation limitations apply to all Special Event Facilities:
- a. Special Event Facilities shall not be operated unless accessory to an agricultural permitted use on the **lot property** and where residential use exists on the property. **Property can include multiple lots as long as the lots are abutting one another and are all under the same ownership.**
  - b. No Special Event Facility shall be allowed to exceed an attendance level of 250 people per event.
  - c. The special event duration including set up/take down time shall not exceed 12 hours per day. The event shall be limited to the hours of 7:00 am to 10:00 pm, except on Saturdays and Sundays, which are limited to a 8:00 am start time.
  - d. Each event shall have potable domestic water supply and adequate treatment for sewage.
    - 1) For sites with fewer than 6 events per year, temporary use of portable toilet units are allowed for special events. Prior to each event, the location and number of portable toilet units shall be approved by the Code Enforcement Officer.
    - 2) For sites with 6 or more events per year, permanent on-site bathroom facilities to accommodate the maximum number of people to attend special events are required. The bathroom facilities are required to be connected to a private sewage disposal system or a public sewer service connection meeting the requirements of local and state plumbing codes.

## Amendments to Rural District – to allow Agricultural Special Event Facilities

- e. The Special Event Facility shall be limited to a maximum number of twenty-five (25) events per calendar year. A single event cannot occur on multiple days without the additional days being counted against the number of events allowed per calendar year **except that wedding rehearsal, rehearsal dinner, practices or similar ceremonies of the same couple shall be considered a single event as long as they occur during the same 3-day period.**
6. Minimum Lot Size and Setbacks: The following setbacks shall be maintained at all times:
  - a. Notwithstanding the minimum lot size requirement of Chapter 1, Section 1-8, Rural District, Subsection D, Space Standards, the Special Event Facility use shall be permitted only on a lot with an area of at least five (5) acres. If the lot contains another principal use(s), the lot must have at least five (5) acres for the Special Event Facility use in addition to the area required for the other principal use(s).
  - b. No portion of the event facilities shall be located closer than 100 feet from a property line. A greater distance may be identified as being necessary to ensure compliance with other standards.
  - c. All temporary structures such as tents, stages, and dance floors shall abide by all required setbacks, and locations must be identified on the plot plan and event management plan.
7. Signage: Any event signage shall meet the requirements of Chapter 2, Section 2-3 - Signs.
8. Dust Control: Dust impacts to abutting properties shall be minimized by reducing vehicle speeds on driveways and parking areas and during dry conditions with the application of water or other approved methods.
9. Parking: On-site parking shall be provided in accordance with Chapter 2, Section 2-2 - Parking, Loading and Traffic, A. 2).
10. Neighbor Notification: Facilities shall post a schedule of future events on their website. At least 2 weeks prior to the start of every month the operator/owner shall mail a notice to abutting properties and the Town of Gorham's Planning & Code Enforcement Office which lists events to be held that month. The notice shall show days planned for events, hours of operation, and include a phone number and contact person for inquiries. The notice shall also identify the date for each event management plan submission to the Planning Office and shall state that the plans are available for review and comments for 2 weeks after submission to the Planning Office.





## Town of Gorham Planning Department

David C.M. Galbraith, *Zoning Administrator*  
[dgalbraith@gorham.me.us](mailto:dgalbraith@gorham.me.us)

Thomas M. Poirier, *Town Planner*  
[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)

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

Tel: 207-222-1620

TO: Ephrem Paraschak, Town Manager

FROM: Thomas M. Poirier, Town Planner *TMP*

SUBJECT: Agricultural/ Industrial District

DATE: September 22, 2017

At the Planning Board's September 18, 2017 Planning Board meeting the Board forwarded (7 ayes) the Agricultural/ Industrial District with recommended changes. The Planning Board's recommended changes are shown **bolded, underlined, and struck-through**.

The Planning Board recommended the removal of mineral extraction, removal of the size restriction for food processing uses, and to ensure consistent language uses in the ordinance the Planning Board changed recreational uses to parks and playgrounds. The Planning Board also identified some basic size provisions for lots and added basic performance standards for building designs. The Planning Board felt that because Main Street, State Route 25 is one of the major routes into the Town some basic provisions regarding building design and buffering should be added but the design provisions should not be overly burdensome. The new design provisions were added under E. Performance Standards.

The Town Council will also need to adopt the revised zoning map as part of the amendment process. The revised zoning map shows the location of the new zoning district. See attached Zoning Map.

Public Comment: An employee of Shaw Brothers discussed questions regarding allowing for a bakery use over 12,000 sq.ft. of floor area.

### AMENDMENT TRACKING

DESCRIPTION	COMMENTS	STATUS
<b>Town Council Meeting</b>	The Town Council (6 ayes, 1 absent) forwards the item to the Planning Board for a public hearing and recommendations.	<b>June 6, 2017</b>
<b>Planning Board Meeting Discussion</b>	The Planning Board forwarded the item to the PLBD Ordinance Committee for review and recommendations.	<b>July 10, 2017</b>
<b>Planning Board Ordinance Committee Meeting</b>	The Board's Ordinance Committee made recommended changes to the ordinance and recommends adoption as amended.	<b>July 24, 2017</b>
<b>Full Board Workshop</b>	The Planning Board reviewed the recommendation from the Ordinance Committee and forwarded the item to the next Planning Board meeting for public comment.	<b>August 7, 2017</b>
<b>Planning Board Meeting Public Hearing</b>	PLBD held a public hearing and voted (6-0, 1 absent Herrick) to recommend adoption of the proposed new zoning district with Planning Board changes.	<b>September 18, 2017</b>

### Proposed Ordinance Language

**Planning Board Recommendation: Olde Canal Industrial District**

Chapter 1, Zoning Regulations

SECTION 1-22- AGRICULTURAL/ INDUSTRIAL DISTRICT

**CHAPTER 1**

**SECTION 1-21- AGRICULTURAL / INDUSTRIAL DISTRICT**

**A. PURPOSE**

To provide areas within the Town of Gorham for agricultural uses to occur in close proximity to manufacturing, processing, treatment, research, warehousing and distribution and to which end all the performance standards set forth in this Code shall apply.

**B. PERMITTED USES**

- 1) Manufacturing, processing and treatment.
- 2) Warehousing **and outdoor storage.**
- 3) Road and rail distribution facilities.
- 4) Research facilities.
- 5) Wholesale businesses and wholesale business establishments, but excluding junk yards.
- 6) Accessory uses and buildings, including retail and service uses accessory to another permitted use and also including a caretaker unit for residential use provided that there shall be no more than one residential unit on a property and such unit shall be resided in by an owner of the property, an employee of the industrial operation, or a person who serves as a security person. In the event that the principal industrial use or other permitted use terminates, than the accessory residential use shall also terminate.
- 7) Municipal and governmental uses.
- 8) Public utility facilities including substations, pumping stations and sewage treatment plants.
- 9) Agricultural buildings and uses.
- 10) Facilities for the processing of agriculture products.
- 11) Agriculturally related business uses, including machinery sales and service, seed and fertilizer sales, and similar uses.
- 12) Mineral Extraction**

**Planning Board Recommendation: Olde Canal Industrial District**

~~13~~ 12) Food Processing, ~~including bakeries with or without cafe, less than 12,000 sq. feet.~~

~~14~~ 13) Retail Stores less than 12,000 sq. feet.

~~15~~ 14) ~~Recreational uses~~ Park and Playground

**C. SPECIAL EXCEPTIONS**

1) (Reserved)

**D. SPACE STANDARDS**

Minimum area of lot	<del>None</del> <b><u>40,000 sq.ft.*</u></b>
<del>Minimum area per dwelling unit</del>	<del>*</del>
Minimum street frontage	<del>None</del> <b><u>100*</u></b>
Minimum front yards	30 feet except where the front yard abuts a residential use or district, in which case a minimum of 50 feet shall be provided.
Minimum side and rear yards	20 ft.* except as otherwise required by the buffer provisions of this Code and except where the side and/or rear yards abut a residential use or district in which case a minimum of 30 ft. or 50% of the building or outdoor stored material height, whichever is greater, shall be required.
<del>Maximum building height</del>	<del>None</del>
<del>Maximum building coverage</del>	<del>None*</del>

~~\*Except that space standards for residential uses shall be the same as for the Suburban Residential and Rural Districts.~~

Notwithstanding the provisions of this subsection D, an auxiliary public utility structure is exempt from the minimum lot size and street frontage requirements of this district. Structures must meet setback requirements. Additional screening and buffering can be requested by the Planning Board.

**E. PERFORMANCE STANDARDS**

The general performance standards contained in Chapter 2 of this Code shall be fully observed.

1. All land shall have a “perimeter setback” of one hundred feet (100’) along Main Street. The Planning Board may reduce the perimeter setback by up to 50% if it finds that doing so would result in a better plan of development for the project site.
  - a. No portion of the “perimeter setback” shall be used for storage of equipment or inventory, service and loading, parking or any buildings or structures. All access roads and utilities may cross the “perimeter setback” to provide access to and from a street but shall be designed to minimize the disruption of the “perimeter setback.” No direct access to parking stalls shall be provided from an access road located within the “perimeter setback.”
  - b. A landscaped buffer area, as provided in Subparagraph 2) c) below, shall be designed and maintained within the “perimeter setback.”
  - c. A detailed landscaping plan, prepared by a landscape architect, shall be prepared for the landscaped buffer area and submitted as part of Site Plan Review for all lots with a perimeter setback." The landscaped buffer area shall be designed to provide effective visual and auditory buffering from abutting residential properties, create an attractive appearance for the proposed new development and maintain an attractive gateway to Gorham consistent with the goals and objectives of the Town of Gorham Comprehensive Plan. Existing natural features and vegetation may be incorporated into the plan for the buffer area if they are found to create an effective visual and auditory buffer by the Planning Board. All such buffer areas shall be maintained for the life of the project.
2. Fencing, screening, landscaped berms, natural features or combination thereof, shall be utilized to shield from the view of abutting residential properties and public ways all loading and unloading operations, storage and repair work areas, commercial vehicle parking, and waste disposal and collection areas.
3. Building and Other Structure Requirements: Building(s) shall be located on the property with the principal building entrance

oriented toward the primary focal point of the property/development.

- a. Customer Entrances: The customer entrance(s) shall be clearly defined and highly visible by using features such as canopies, porticos, overhangs, recesses/projection, raised corniced parapets over the door, arcades, arches, wing walls. Integral planters are highly encouraged.
- b. Roof Design: Roofs shall be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate to the architectural style of the building. The following design elements are highly encouraged: variations within one architectural style; visible roof lines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground; and overhanging eaves, sloped roofs and multiple roof elements. Architectural methods shall be used to conceal flat roof tops.
- c. Building and Other Structure Materials:
  - 1) The predominant exterior building materials shall be of high quality materials, including, but not limited to, brick, sandstone, wood, native stone and tinted/textured concrete masonry units and/or glass products. Simulated material may be substituted for any of the aforementioned building materials.
  - 2) At least three different building materials shall be used for the primary façade of a building facing the primary street the building fronts. The Planning Board may waive the building material to 2 different materials if it finds the building design has enough architectural detail to sufficiently break-up the massing of the building. Buildings on corner lots shall be considered to have 2 primary facades. Any side of the building facing Main Street shall also be considered a primary façade. Glass for use in windows and doors shall not be considered one of the required building materials.
  - 3) Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, or T 1-11. Prefabricated steel panels are excluded unless they contain architectural details with intricate designs. Metal roof may be allowed if compatible with the overall architectural design of the building.

- d. Building and Other Structure Colors: Exterior colors shall be of low reflectance, subtle, neutral or muted earth tone colors. The use of high intensity colors such as black, neon, metallic or fluorescent colors for the facade and/or roof of the building are prohibited except as approved for building trim.
  
- e. Mechanical Equipment, Outdoor Storage, and Service Areas. The location of loading docks, outdoor storage yards and all other service areas shall be located to the sides and/or rear of a building, except when a site abuts Main Street/ State Route 25, in which case the said areas shall be located to the sides of the building that do not face Main Street/State Route 25.
  - 1) All outdoor storage yards, loading docks, service areas and mechanical equipment or vents larger than eight inches in diameter shall be concealed by screens at least as high as the equipment they hide, of a color and material matching or compatible with the dominant colors and materials found on the facades of the principal building. Chain link or cyclone fencing (with or without slats) shall not be used to satisfy this requirement.
  - 2) Equipment that would remain visible despite the screening, due to differences in topography (i.e., a site that is at a lower grade than surrounding roadways) shall be completely enclosed except for vents needed for air flow, in which event such vents shall occupy no more than 25% of the enclosure façade.
  - 3) The architectural design of the buildings shall incorporate design features which screen, contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards.

# ZONING MAP

OF THE TOWN OF

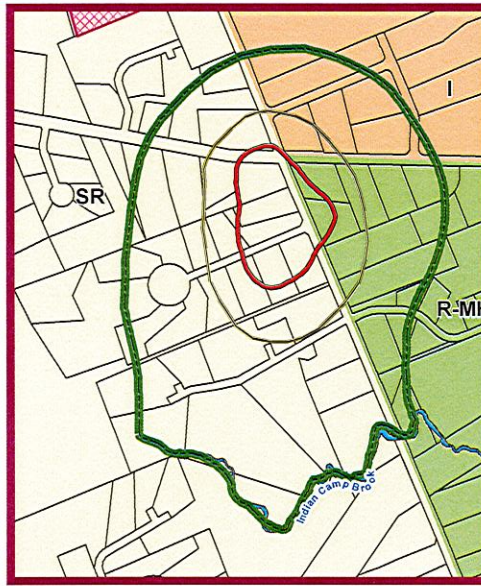
## GORHAM

CUMBERLAND COUNTY, MAINE

NOVEMBER 2017

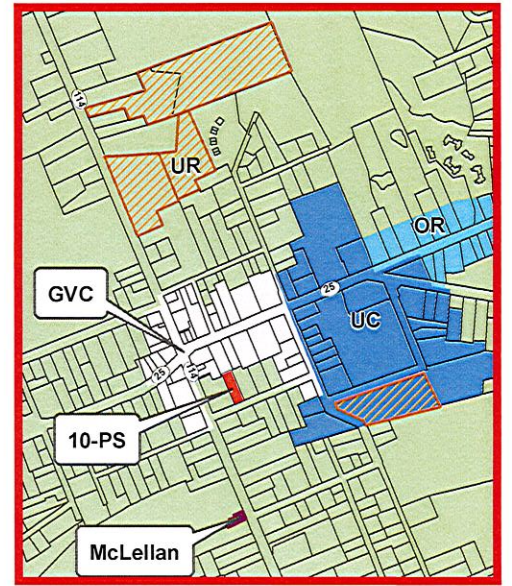


Black Brook and Brackett Road  
Special Protection District



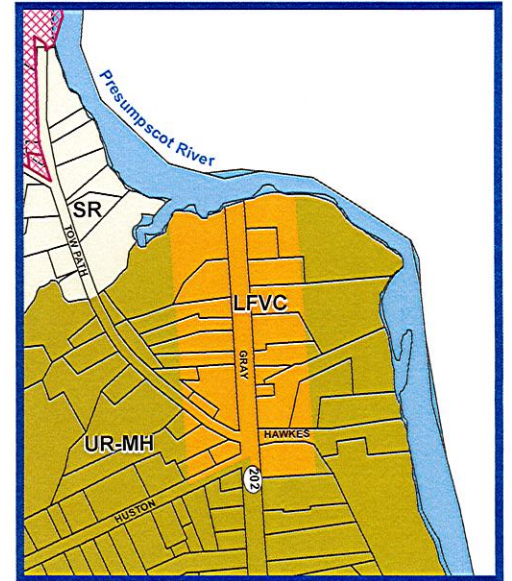
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Gorham Village Center



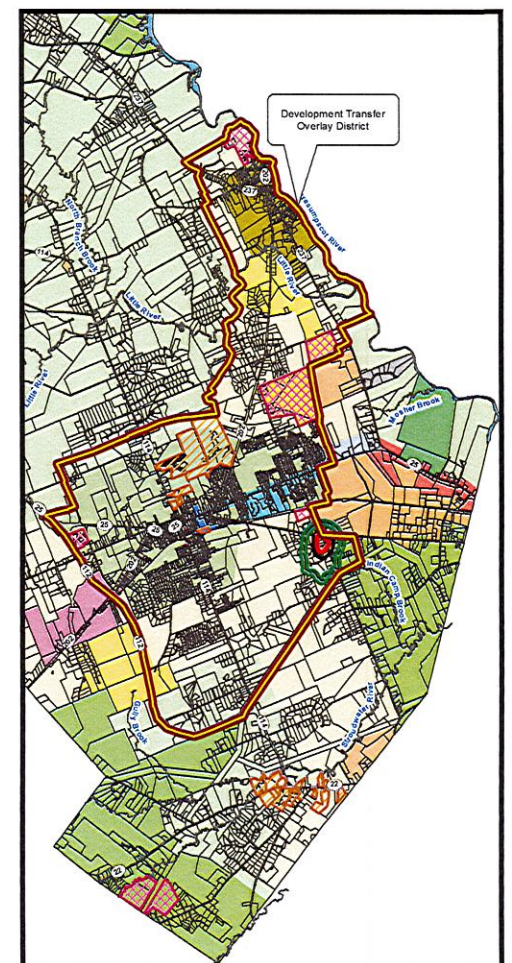
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Little Falls Village Center

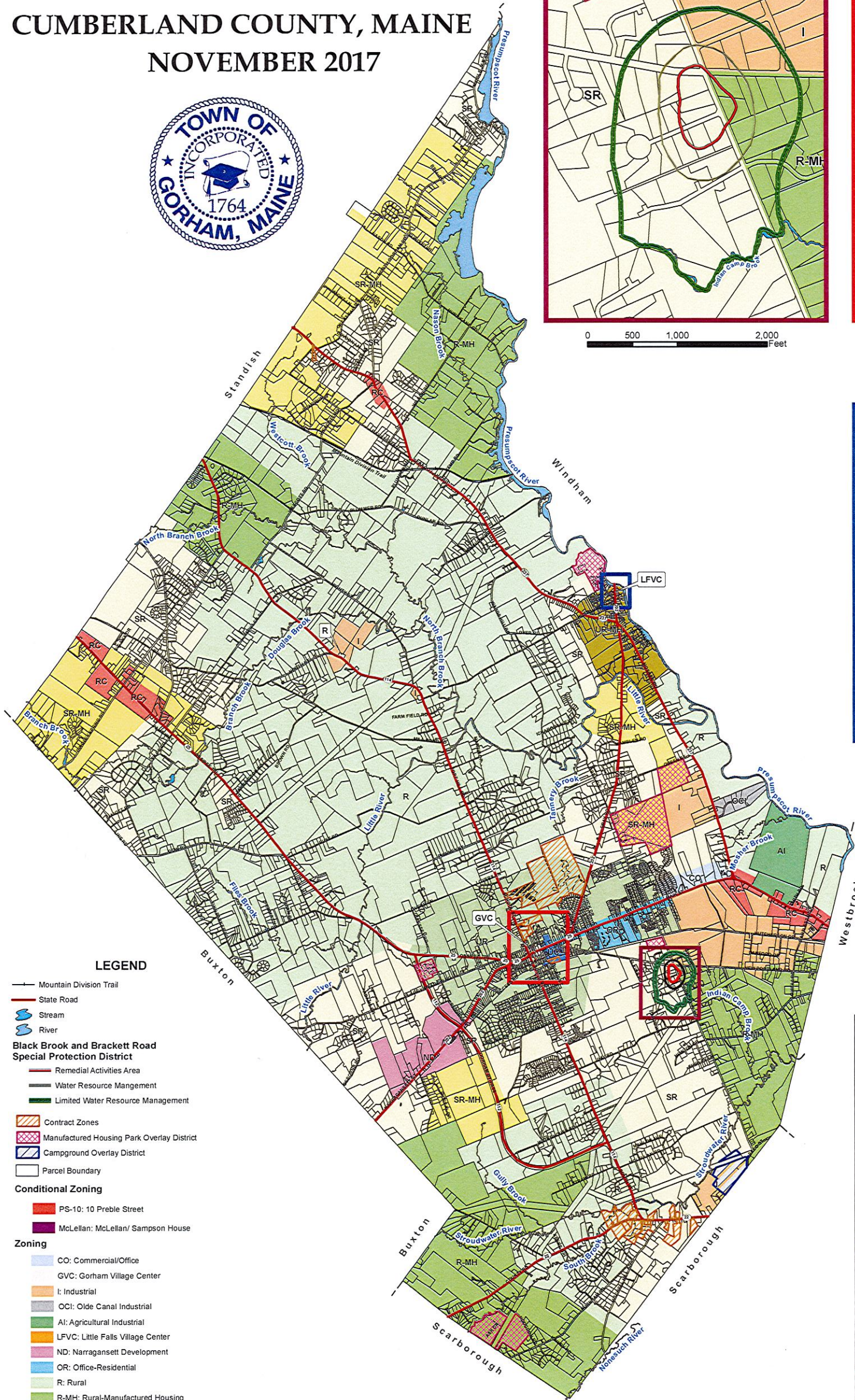


0 300 600 1,200 Feet

Development Transfer Overlay District



0 3,000 6,000 12,000 Feet



**LEGEND**

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

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

Laurie Nordfors, Town Clerk

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

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

Amended by the Gorham Town Council and effective this September \_\_, 2017.

1 inch = 6,000 feet

0 1,500 3,000 6,000 9,000 12,000 Feet



**Town of Gorham**

Code Enforcement Office  
Municipal Center  
75 South Street, Suite 1  
Gorham, Maine 04038-1382

(207) 222-1605  
(207) 839-4793 Fax  
www.gorham-me.org



**Freeman F. Abbott**  
Code Enforcement Officer  
[fabbott@gorham.me.us](mailto:fabbott@gorham.me.us)

**Scott Dvorak**  
Building Inspector  
[sdvorak@gorham.me.us](mailto:sdvorak@gorham.me.us)

**Angela T. Fall**  
Administrative Assistant  
[afall@gorham.me.us](mailto:afall@gorham.me.us)

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August 29, 2017

Dear Resident,

Enclosed is an application for your **Automobile Graveyard and/or Junk Yard Permit** which should be completed and returned to this office with your fee of fifty dollars (\$50.00) made payable to the Town of Gorham.

**Please note** due to a change in the deadline for the re-registration of **Automobile Graveyard and/or Junk Yard Permits by the State of Maine are due in the month of October of each year**, therefore the due date within this office for your renewal will be sometime in **September** going forward.

The public hearing is being held on **October 3, 2017 @ 7:00 at the Gorham Municipal Center 75 South Street in the Council Chambers.** All applications must be in this office no later than **September 14<sup>th</sup>, 2017** for processing.

If you have any further questions regarding this matter please do not hesitate to call this office (222-1605).

Sincerely,

Angela T. Fall  
Code Enforcement Office

Enc/



Chet's Auto Sales  
Gary Nelson  
475 Ossipee Trail  
Gorham, ME 04038

Attn: Jim Stone, President & CEO  
Casco Federal Credit Union  
375 Main Street  
Gorham, ME 04038

LKQ CORP.  
Attn: Manager  
192 Narragansett Street  
Gorham, ME. 04038

Reichert's Auto Body  
Attn: Gordon Reichert  
112 Shaw Mills Road  
Gorham, ME 04038

Attn: Shawn Moody  
Moody's Collision Center, LLC & IAAI  
200 Narragansett Street  
Gorham, ME 04038

Dumbo Enterprises  
86 Longfellow Road  
Gorham, ME 04038

**Town of Gorham**

Code Enforcement Office  
Municipal Center  
75 South Street, Suite 1  
Gorham, Maine 04038-1382

(207) 222-1605  
(207) 839-4793 Fax  
www.gorham-me.org



**Freeman F. Abbott**  
Code Enforcement Officer  
[fabbott@gorham.me.us](mailto:fabbott@gorham.me.us)

**Scott Dvorak**  
Building Inspector  
[sdvorak@gorham.me.us](mailto:sdvorak@gorham.me.us)

**Angela T. Fall**  
Administrative Assistant  
[afall@gorham.me.us](mailto:afall@gorham.me.us)

**Application For Automobile Graveyard and/or Junkyard Permit**  
**MUNICIPAL OFFICE USE ONLY**

Tentative Date of Hearing: October 3, 2017

Application Received 9-12-17

*Chob 21141*  
*9-12-17*

Time of Hearing 7:00pm

Permit No \_\_\_\_\_ Date: \_\_\_\_\_

Place of Hearing Gorham Municipal Center/Council Chambers Fee Paid \$ \_\_\_\_\_

Notifications sent by: Gorham Code Enforcement Office / Freeman Abbott, Code Officer

To the City/Town Gorham County Cumberland Maine

I/We - Chet's Auto Sales, Inc

Hereby, make application (in quadruplicate) for a permit to establish, operate or maintain an Automobile Graveyard and/or Junkyard at the following described location and in accordance with the provisions of Title 30-A, Sections 3751-3760, Chapter 183, Public Laws 1988.

Answer all questions in full.

1. Give location of Automobile Graveyard and/or Junkyard \_\_\_\_\_  
475 Ossipee Trail Gorham, ME 04038

2. Is this application made by or for a company, partnership, corporation-individual? Corporation

3. Is this property leased no Property owned by Evangeline + Gary Nelson  
Address: 475 Ossipee Trail Gorham, ME 04038

4. How is "yard" screened? - Fence? (Type) \_\_\_\_\_ Height Trees? (Type) Pine  
Embankment? \_\_\_\_\_ Gully? \_\_\_\_\_ Hill? \_\_\_\_\_ Other? \_\_\_\_\_

5. How far is edge of "yard" from center of highway? 800 Feet.

6. Can junk be seen from any part of highway? Yes \_\_\_\_\_ No

7. Was Junkyard Law, Requirements and Fees explained to you? Yes  No \_\_\_\_\_

8. Is any portion of this "yard" on public property? Yes \_\_\_\_\_ No

9. Is "yard" within 300 feet of a Public Park, Public Playground, Public Bathing Beach, School, Church or Cemetery? Yes \_\_\_\_\_ No

10. When was "yard" established 1964 By whom' Chet's Auto Sales, Inc

11. When was last permit issued' 2014 To whom' Chet's Auto Sales, Inc

The undersigned certifies that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or that he/she has been duly authorized by the owner, individual, partnership, company or corporation to make this application and to receive the permit under the law.

Signed by Everly Nelson For: Chet's Auto Sales, Inc  
Name of Company - Corporation, Partnership, Indiv.

Address: 475 Ossipee Trail Cochran ME 04038

Make complete sketch of "yard." Show footage all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route Number or Local Road Name. Name of nearest City/Town in each direction. Distance from nearest intersection, bridge or other known reference point.

Tax Map \_\_\_\_\_

Circle Correct N \_\_\_\_\_

Direction E \_\_\_\_\_

Lot No \_\_\_\_\_

W \_\_\_\_\_

Zone \_\_\_\_\_

S \_\_\_\_\_

Same

-----  
-----  
To \_\_\_\_\_ **Road Name** or **Route No.** To \_\_\_\_\_

**Town of Gorham**

Code Enforcement Office  
Municipal Center  
75 South Street, Suite 1  
Gorham, Maine 04038-1382

(207) 222-1605  
(207) 839-4793 Fax  
www.gorham-me.org



**Freeman F. Abbott**  
Code Enforcement Officer  
[fabbott@gorham.me.us](mailto:fabbott@gorham.me.us)

**Scott Dvorak**  
Building Inspector  
[sdvorak@gorham.me.us](mailto:sdvorak@gorham.me.us)

**Angela T. Fall**  
Administrative Assistant  
[afall@gorham.me.us](mailto:afall@gorham.me.us)

**Application For Automobile Graveyard and/or Junkyard Permit  
MUNICIPAL OFFICE USE ONLY**

Tentative Date of Hearing: October 3, 2017

Application Received

*Chad 011 230*  
9-12-17 9-12-17

Time of Hearing 7:00pm

Permit No \_\_\_\_\_ Date: \_\_\_\_\_

Place of Hearing Gorham Municipal Center/Council Chambers Fee Paid \$ \_\_\_\_\_

Notifications sent by: Gorham Code Enforcement Office / Freeman Abbott, Code Officer

To the City/Town Gorham County Cumberland Maine

I/We - Casco Federal Credit Union

Hereby, make application (in quadruplicate) for a permit to establish, operate or maintain an Automobile Graveyard and/or Junkyard at the following described location and in accordance with the provisions of Title 30-A, Sections 3751-3760, Chapter 183, Public Laws 1988.

Answer all questions in full.

1. Give location of Automobile Graveyard and/or Junkyard 393 Ossipee Trail  
(backside of property off Shaw Mills Rd.)

2. Is this application made by or for a company, partnership, corporation-individual? Company

3. Is this property leased \_\_\_\_\_ Property owned by Casco Federal Credit Union  
Address: 375 Main St. Gorham, Maine 04038

4. How is "yard" screened? - Fence? (Type) \_\_\_\_\_ Height Trees? (Type) various heights 7' + for mix.  
Embankment'  Gully' \_\_\_\_\_ Hill? \_\_\_\_\_ Other? \_\_\_\_\_

5. How far is edge of "yard" from center of highway? \_\_\_\_\_ Feet.

6. Can junk be seen from any part of highway? Yes \_\_\_\_\_ No

7. Was Junkyard Law, Requirements and Fees explained to you? Yes  No \_\_\_\_\_

8. Is any portion of this "yard" on public property? Yes \_\_\_\_\_ No

9. Is "yard" within 300 feet of a Public Park, Public Playground, Public Bathing Beach, School, Church or Cemetery? Yes \_\_\_\_\_ No

10. When was "yard" established \_\_\_\_\_ By whom' \_\_\_\_\_

11. When was last permit issued' 2016 To whom' Casco Federal Credit Union

The undersigned certifies that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or that he/she has been duly authorized by the owner, individual, partnership, company or corporation to make this application and to receive the permit under the law.

Signed by [Signature] For: Casco Federal Credit Union  
Name of Company - Corporation, Partnership, Indiv.

Address: 375 Main St. Gorham, Maine 04038

Make complete sketch of "yard." Show footage all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route Number or Local Road Name. Name of nearest City/Town in each direction. Distance from nearest intersection, bridge or other known reference point.

Tax Map \_\_\_\_\_

Circle Correct N \_\_\_\_\_  
Direction E \_\_\_\_\_  
W \_\_\_\_\_  
S \_\_\_\_\_

Lot No \_\_\_\_\_

Zone \_\_\_\_\_

*There have been no changes to yard area since last year.*

=====

To \_\_\_\_\_ **Road Name** or **Route No.** To \_\_\_\_\_

**Town of Gorham**

Code Enforcement Office  
Municipal Center  
75 South Street, Suite 1  
Gorham, Maine 04038-1382

(207) 222-1605  
(207) 839-4793 Fax  
www.gorham-me.org



**Freeman F. Abbott**  
Code Enforcement Officer  
[fabbott@gorham.me.us](mailto:fabbott@gorham.me.us)

**Scott Dvorak**  
Building Inspector  
[sdvorak@gorham.me.us](mailto:sdvorak@gorham.me.us)

**Angela T. Fall**  
Administrative Assistant  
[afall@gorham.me.us](mailto:afall@gorham.me.us)

**Application For Automobile Graveyard and/or Junkyard Permit  
MUNICIPAL OFFICE USE ONLY**

**PAID**  
**9-13-17**

Tentative Date of Hearing: October 3, 2017 Application Received 9/13/17  
Time of Hearing 7:00pm Permit No \_\_\_\_\_ Date: 9-13-17  
Place of Hearing Gorham Municipal Center/Council Chambers Fee Paid \$ \_\_\_\_\_  
Notifications sent by: Gorham Code Enforcement Office / Freeman Abbott, Code Officer

To the City/Town Gorham County Cumberland Maine

I/We - UKQ Gorham Auto Parts Corp

Hereby, make application (in quadruplicate) for a permit to establish, operate or maintain an Automobile Graveyard and/or Junkyard at the following described location and in accordance with the provisions of Title 30-A, Sections 3751-3760, Chapter 183, Public Laws 1988.  
Answer all questions in full.

1. Give location of Automobile Graveyard and/or Junkyard 1 1/2 miles WEST of Gorham Village on RT 200

2. Is this application made by or for a company, partnership, corporation-individual? Corporation

3. Is this property leased YES Property owned by Shawn Mady  
Address: 5 Eckins Rd, Gorham ME 04038

4. How is "yard" screened? - Fence? (Type) Chain Link Height Trees? (Type) None  
Embankment'  Gully' \_\_\_\_\_ Hill? \_\_\_\_\_ Other? \_\_\_\_\_

5. How far is edge of "yard" from center of highway? 200 Feet.

6. Can junk be seen from any part of highway? Yes \_\_\_\_\_ No

7. Was Junkyard Law, Requirements and Fees explained to you? Yes  No \_\_\_\_\_

8. Is any portion of this "yard" on public property? Yes \_\_\_\_\_ No

9. Is "yard" within 300 feet of a Public Park, Public Playground, Public Bathing Beach, School, Church or Cemetery? Yes \_\_\_\_\_ No

10. When was "yard" established 1954 By whom' John Allen

11. When was last permit issued' 2016 To whom' LKA Corp

The undersigned certifies that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or that he/she has been duly authorized by the owner, individual, partnership, company or corporation to make this application and to receive the permit under the law.

Signed by [Signature] For: LKA Gorham Auto Parts Coop  
Name of Company - Corporation, Partnership, Indiv.

Address: 192 Narragansett St Gorham ME 04038

Make complete sketch of "yard." Show footage all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route Number or Local Road Name. Name of nearest City/Town in each direction. Distance from nearest intersection, bridge or other known reference point.

Tax Map 39

Circle Correct N \_\_\_\_\_  
Direction E \_\_\_\_\_  
W \_\_\_\_\_  
S \_\_\_\_\_

Lot No 24

Zone \_\_\_\_\_

THE YARD LOCATED AT 192 NARRAGANSETT ST GORHAM, ME, APPROXIMATELY 1.5 MILES WEST OF GORHAM VILLAGE. IT IS APPROXIMATELY 200 FT FROM THE EDGE OF THE YARD TO THE CENTER OF THE STREET, WITH FRONTAGE OF APPROXIMATELY 35 FT AND ACREAGE OF APPROXIMATELY 20 ACRES AS OUTLINED IN BLACK ON THE AERIAL SURVEY.

=====  
Road Name  
or  
Route No. To \_\_\_\_\_

**Town of Gorham**

Code Enforcement Office  
Municipal Center  
75 South Street, Suite 1  
Gorham, Maine 04038-1382

(207) 222-1605  
(207) 839-4793 Fax  
www.gorham-me.org



**Freeman F. Abbott**  
Code Enforcement Officer  
[fabbott@gorham.me.us](mailto:fabbott@gorham.me.us)

**Scott Dvorak**  
Building Inspector  
[sdvorak@gorham.me.us](mailto:sdvorak@gorham.me.us)

**Angela T. Fall**  
Administrative Assistant  
[afall@gorham.me.us](mailto:afall@gorham.me.us)

**Application For Automobile Graveyard and/or Junkyard Permit  
MUNICIPAL OFFICE USE ONLY**

*Check books*

Tentative Date of Hearing: October 3, 2017

Application Received

**PAID**  
9-13-17

Time of Hearing 7:00pm

Permit No \_\_\_\_\_ Date: \_\_\_\_\_

Place of Hearing Gorham Municipal Center/Council Chambers Fee Paid \$ \_\_\_\_\_

Notifications sent by: Gorham Code Enforcement Office / Freeman Abbott, Code Officer

To the City/Town Gorham County Cumberland Maine

I/We - Gordon L Reichert / Reichert's Auto Body Inc.

Hereby, make application (in quadruplicate) for a permit to establish, operate or maintain an Automobile Graveyard and/or Junkyard at the following described location and in accordance with the provisions of Title 30-A, Sections 3751-3760, Chapter 183, Public Laws 1988.

Answer all questions in full.

1. Give location of Automobile Graveyard and/or Junkyard 112A Shaw's Mill Rd  
Gorham, ME 04038

2. Is this application made by or for a company, partnership, corporation-individual? \_\_\_\_\_

3. Is this property leased NO Property owned by Gordon L Reichert  
Address: 112 Shaw's Mill Rd Gorham ME 04038

4. How is "yard" screened? - Fence? (Type) 6' Wood Fence Height Trees? (Type) PINE TREES (Big)  
Embankment? \_\_\_\_\_ Gully? \_\_\_\_\_ Hill? \_\_\_\_\_ Other? \_\_\_\_\_

5. How far is edge of "yard" from center of highway? 150 Feet.

6. Can junk be seen from any part of highway? Yes \_\_\_\_\_ No

7. Was Junkyard Law, Requirements and Fees explained to you? Yes  No \_\_\_\_\_

8. Is any portion of this "yard" on public property? Yes \_\_\_\_\_ No

9. Is "yard" within 300 feet of a Public Park, Public Playground, Public Bathing Beach, School, Church or Cemetery? Yes \_\_\_\_\_ No



10. When was "yard" established 1970 S By whom' Gordon Recheat  
 11. When was last permit issued' Oct. 2017 To whom' Gordon Recheat

The undersigned certifies that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or that he/she has been duly authorized by the owner, individual, partnership, company or corporation to make this application and to receive the permit under the law.

Signed by Gordon L. Recheat For: Recheat Auto Body Inc.  
Name of Company - Corporation, Partnership, Indiv.

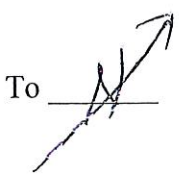
Address: 112A Shaw's Mill Rd. Lockport Maine 04458

Make complete sketch of "yard." Show footage all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route Number or Local Road Name. Name of nearest City/Town in each direction. Distance from nearest intersection, bridge or other known reference point.

Tax Map 10  
 Lot No 32  
 Zone \_\_\_\_\_

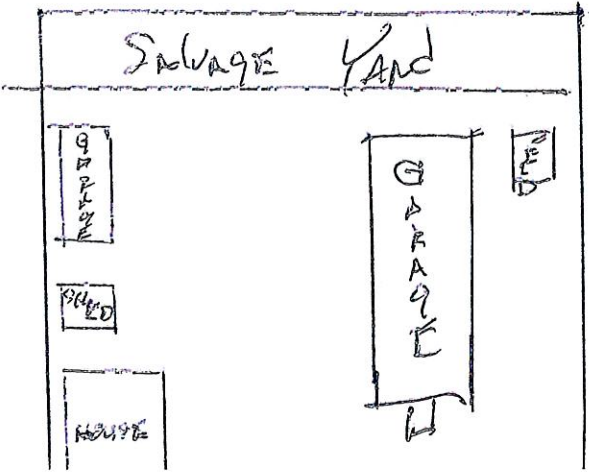
Circle Correct N \_\_\_\_\_  
 Direction E \_\_\_\_\_  
 W \_\_\_\_\_  
 S \_\_\_\_\_

Shaw's Mill Rd



Road Name  
 or  
 Route No. To \_\_\_\_\_

1 Copy of Application to City/town  
 1 Copy of Application to Applicant  
 1 Copy of Application to State Police. Auguata  
 1 Copy of Application to Department of Transportation  
 Junkyard form 2007



# Town of Gorham

Code Enforcement Office  
Municipal Center  
75 South Street, Suite 1  
Gorham, Maine 04038-1382

(207) 222-1605  
(207) 839-4793 Fax  
www.gorham-me.org



Freeman F. Abbott  
Code Enforcement Officer  
[fabbott@gorham.me.us](mailto:fabbott@gorham.me.us)

Scott Dvorak  
Building Inspector  
[sdvorak@gorham.me.us](mailto:sdvorak@gorham.me.us)

Angela T. Fall  
Administrative Assistant  
[afall@gorham.me.us](mailto:afall@gorham.me.us)

## Application For Automobile Graveyard and/or Junkyard Permit MUNICIPAL OFFICE USE ONLY

Tentative Date of Hearing: October 3, 2017

Application Received

Check # 22541 PAID 9-1-17

Time of Hearing 7:00pm

Permit No \_\_\_\_\_ Date: \_\_\_\_\_

Place of Hearing Gorham Municipal Center/Council Chambers Fee Paid \$ \_\_\_\_\_

Notifications sent by: Gorham Code Enforcement Office / Freeman Abbott, Code Officer

To the City/Town Gorham County Cumberland Maine

Moody's Co-worker owned dba

I/We - Moody's Collision Centers Inc. + Insurance Auto Action Inc.

Hereby, make application (in quadruplicate) for a permit to establish, operate or maintain an Automobile Graveyard and/or Junkyard at the following described location and in accordance with the provisions of Title 30-A, Sections 3751-3760, Chapter 183, Public Laws 1988.

Answer all questions in full.

1. Give location of Automobile Graveyard and/or Junkyard \_\_\_\_\_

200 Narragansett Street, Gorham, Me 04038

2. Is this application made by or for a company, partnership, ~~corporation~~ individual? Corporation

3. Is this property leased Yes Property owned by Shawn H. Moody  
Address: 5 Elkins Rd., Gorham, Me 04038

4. How is "yard" screened? - Fence? (Type) \_\_\_\_\_ Height Trees? (Type) \_\_\_\_\_  
Embankment 8' Berm Gully? \_\_\_\_\_ Hill? \_\_\_\_\_ Other? \_\_\_\_\_

5. How far is edge of "yard" from center of highway? 200 Feet.

6. Can junk be seen from any part of highway? Yes \_\_\_\_\_ No

7. Was Junkyard Law, Requirements and Fees explained to you? Yes  No \_\_\_\_\_

8. Is any portion of this "yard" on public property? Yes \_\_\_\_\_ No

9. Is "yard" within 300 feet of a Public Park, Public Playground, Public Bathing Beach, School, Church or Cemetery? Yes \_\_\_\_\_ No

10. When was "yard" established 1954 By whom' John C. Allen "Clint"  
Moody's Co-worker Owned dba

11. When was last permit issued' 2010 To whom' Moody's Collision Centers Inc.  
and Insurance Auto Auction Inc.

The undersigned certifies that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or that he/she has been duly authorized by the owner, individual, partnership, company or corporation to make this application and to receive the permit under the law.

Signed by [Signature] For: Moody's Co-Worker Owned dba  
Moody's Collision Centers Inc.  
Name of Company - Corporation, Partnership, Indiv.

Address: 200 Narragansett St., Gorham, Me 04038

Make complete sketch of "yard." Show footage all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route Number or Local Road Name. Name of nearest City/Town in each direction. Distance from nearest intersection, bridge or other known reference point.

Tax Map 39

Lot No 24

Zone ND

Circle Correct N  
Direction E \_\_\_\_\_  
W \_\_\_\_\_  
S \_\_\_\_\_

Road Name

or

Route No. 202

To Buxton W

To Gorham Village

Johnson [Sketch]  
Leased to IAA

Moody's Coworker Owned dba  
Moody's Collision Centers Inc.

- 1 Copy of Application to City/town
  - 1 Copy of Application to Applicant
  - 1 Copy of Application to State Police. Augusta
  - 1 Copy of Application to Department of Transportation
- Junkyard form 2007

[Sketch]  
Leased to IAA

Shawn H. Moody  
Leased to LKQ Corp

**Town of Gorham**

Code Enforcement Office  
Municipal Center  
75 South Street, Suite 1  
Gorham, Maine 04038-1382

(207) 222-1605  
(207) 839-4793 Fax  
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Freeman F. Abbott  
Code Enforcement Officer  
[fabbott@gorham.me.us](mailto:fabbott@gorham.me.us)

Scott Dvorak  
Building Inspector  
[sdvorak@gorham.me.us](mailto:sdvorak@gorham.me.us)

Angela T. Fall  
Administrative Assistant  
[afall@gorham.me.us](mailto:afall@gorham.me.us)

**Application For Automobile Graveyard and/or Junkyard Permit  
MUNICIPAL OFFICE USE ONLY**

Tentative Date of Hearing: October 3, 2017

Application Received 9-5-17 <sup>Ch. 8645</sup>

Time of Hearing 7:00pm

Permit No \_\_\_\_\_ Date: \_\_\_\_\_

Place of Hearing Gorham Municipal Center/Council Chambers Fee Paid \$ \_\_\_\_\_

Notifications sent by: Gorham Code Enforcement Office / Freeman Abbott, Code Officer

To the City/Town Gorham County Cumberland Maine

I/We - John V. Dumbrocyo

Hereby, make application (in quadruplicate) for a permit to establish, operate or maintain an Automobile Graveyard and/or Junkyard at the following described location and in accordance with the provisions of Title 30-A, Sections 3751-3760, Chapter 183, Public Laws 1988.

Answer all questions in full.

1. Give location of Automobile Graveyard and/or Junkyard 86 longfellow Road

OUT BEHIND fence in Rear of property

2. Is this application made by or for a company, partnership, corporation-individual? Company

3. Is this property leased NO Property owned by John V. Dumbrocyo

Address: 86 longfellow Road

4. How is "yard" screened? - Fence? (Type) WOOD Height Trees? (Type) 6 ft  
Embankment? \_\_\_\_\_ Gully? \_\_\_\_\_ Hill? \_\_\_\_\_ Other? \_\_\_\_\_

5. How far is edge of "yard" from center of highway? 300 Feet.

6. Can junk be seen from any part of highway? Yes \_\_\_\_\_ No

7. Was Junkyard Law, Requirements and Fees explained to you? Yes  No \_\_\_\_\_

8. Is any portion of this "yard" on public property? Yes \_\_\_\_\_ No

9. Is "yard" within 300 feet of a Public Park, Public Playground, Public Bathing Beach, School, Church or Cemetery? Yes \_\_\_\_\_ No

10. When was "yard" established 1970 By whom' John V. Dumbrocyo

11. When was last permit issued' 2017 To whom' John V. Dumbrocyo

The undersigned certifies that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or that he/she has been duly authorized by the owner, individual, partnership, company or corporation to make this application and to receive the permit under the law.

Signed by [Signature] For: Dumbo Enterprises  
Name of Company - Corporation, Partnership, Indiv.

Address: 86 Longfellow Road - Gorham, ME 04038

Make complete sketch of "yard." Show footage all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route Number or Local Road Name. Name of nearest City/Town in each direction. Distance from nearest intersection, bridge or other known reference point.

Tax Map \_\_\_\_\_

Circle Correct N \_\_\_\_\_

Lot No \_\_\_\_\_

Direction E \_\_\_\_\_

W \_\_\_\_\_

Zone \_\_\_\_\_

S \_\_\_\_\_

=====  
Road Name  
or  
Route No. To \_\_\_\_\_

**BUREAU OF ALCOHOL BEVERAGES AND LOTTERY OPERATIONS**  
**DIVISION OF LIQUOR LICENSING AND ENFORCEMENT**  
**8 STATE HOUSE STATION, AUGUSTA, ME 04333-0008**  
**10 WATER STREET, HALLOWELL, ME 04347**  
**TEL: (207) 624-7220 FAX: (207) 287-3434**  
**EMAIL INQUIRIES: MAINELIQUOR@MAINE.GOV**

DIVISION USE ONLY	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Cash Ck Mo:	

NEW application:  Yes  No

PRESENT LICENSE EXPIRES 11-19-2017

INDICATE TYPE OF PRIVILEGE:  MALT  VINOUS  SPIRITUOUS

**INDICATE TYPE OF LICENSE:**

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> RESTAURANT (Class I,II,III,IV) | <input type="checkbox"/> RESTAURANT/LOUNGE (Class XI) | <input type="checkbox"/> CLASS A LOUNGE (Class X)        |
| <input type="checkbox"/> HOTEL (Class I,II,III,IV)                 | <input type="checkbox"/> HOTEL NO FOOD (Class I-A)    |  |
| <input type="checkbox"/> CLUB w/o Catering (Class V)               | <input type="checkbox"/> CLUB with CATERING (Class I) | <input type="checkbox"/> GOLF COURSE (Class I,II,III,IV) |
| <input type="checkbox"/> TAVERN (Class IV)                         | <input type="checkbox"/> QUALIFIED CATERING           | <input type="checkbox"/> OTHER: _____                    |

**REFER TO PAGE 3 FOR FEE SCHEDULE**

**ALL QUESTIONS MUST BE ANSWERED IN FULL**

Corporation Name: Sebago Brewing Company			Business Name (D/B/A) Sebago Brewing Company		
APPLICANT(S) –(Sole Proprietor)		DOB:	Physical Location:		
		DOB:	City/Town	State	Zip Code
Address 48 Sanford Dr			Mailing Address 29 Elm St		
City/Town Gorham	State ME	Zip Code 04038	City/Town Gorham	State ME	Zip Code 04038
Telephone Number 207 856-2537	Fax Number 207 856-2533	Business Telephone Number 207 839-2337		Fax Number 207 839-8194	
Federal I.D. # 01-0515966			Seller Certificate #: or Sales Tax #:		
Email Address: Please Print <u>harv@sebagobrewing.com</u>			Website: <u>Sebagobrewing.com</u>		

If business is NEW or under new ownership, indicate starting date: \_\_\_\_\_

Requested inspection date: \_\_\_\_\_ Business hours: \_\_\_\_\_

- If premise is a Hotel or Bed & Breakfast, indicate number of rooms available for transient guests: \_\_\_\_\_
- State amount of gross income from period of last license: ROOMS \$ \_\_\_\_\_ FOOD \$ 1,310,758 LIQUOR \$ 549,615

3. Is applicant a corporation, limited liability company or limited partnership? YES  NO

If Yes, please complete the Corporate Information required for Business Entities who are licensees.

4. Do you permit dancing or entertainment on the licensed premises? YES  NO

5. If manager is to be employed, give name: Brian Johnson

6. Business records are located at: 48 Sanford Dr, Gorham, ME 04038

8. Is/are applicant(s) residents of the State of Maine? YES X NO

9. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married:  
Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
Kai Adams 5 Sylvan Dr, Falmouth, ME 04103	10/22/71	Munich, Germany
Brad Monarch 8 Yankee Dr, Windham, ME 04062	6/16/66	Marlborough, MA
Timothy Haines 309 Mosher Rd, Gorham, ME 04038	10/15/65	Beverly, MA
Timothy Haines 21 Brookdale, Gorham, ME 04038 (previous)		
Residence address on all of the above for previous 5 years (Limit answer to city & state)		

10. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES  NO X

Name: \_\_\_\_\_ Date of Conviction: \_\_\_\_\_

Offense: \_\_\_\_\_ Location: \_\_\_\_\_

Disposition: \_\_\_\_\_ (use additional sheet(s) if necessary)

11. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?

Yes  No X If Yes, give name: \_\_\_\_\_

12. Has/have applicant(s) formerly held a Maine liquor license? YES X NO

13. Does/do applicant(s) own the premises? Yes  No X If No give name and address of owner: \_\_\_\_\_

Lake Trout Realty

14. Describe in detail the premises to be licensed: (On Premise Diagram Required) \_\_\_\_\_

Restaurant Lounge with dining room and patio

15. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?

YES X NO  Applied for: \_\_\_\_\_

16. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? .5 Mile Which of the above is nearest? School

17. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES X NO

If YES, give details: SBA Loan from TD Banknorth

The Division of Liquor Licensing & Enforcement is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

Dated at: Gorham, ME on Sept 19, 2017  
Town/City, State Date

Please sign in blue ink

Signature of Applicant or Corporate Officer(s)

Signature of Applicant or Corporate Officer(s)

G Scott Harvey

## FEE SCHEDULE

<b>FILING FEE:</b>	(must be included on all applications).....	<b>\$ 10.00</b>
<b>Class I</b>	Spirituos, Vinous and Malt .....	\$ 900.00
	<b>CLASS I:</b> Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers; OTB.	
<b>Class I-A</b>	Spirituos, Vinous and Malt, Optional Food (Hotels Only) .....	\$1,100.00
	<b>CLASS I-A:</b> Hotels only that do not serve three meals a day.	
<b>Class II</b>	Spirituos Only .....	\$ 550.00
	<b>CLASS II:</b> Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; and Vessels.	
<b>Class III</b>	Vinous Only .....	\$ 220.00
	<b>CLASS III:</b> Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	
<b>Class IV</b>	Malt Liquor Only .....	\$ 220.00
	<b>CLASS IV:</b> Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	
<b>Class V</b>	Spirituos, Vinous and Malt (Clubs without Catering, Bed & Breakfasts) .....	\$ 495.00
	<b>CLASS V:</b> Clubs without catering privileges.	
<b>Class X</b>	Spirituos, Vinous and Malt – Class A Lounge .....	\$2,200.00
	<b>CLASS X:</b> Class A Lounge	
<b>Class XI</b>	Spirituos, Vinous and Malt – Restaurant Lounge .....	\$1,500.00
	<b>CLASS XI:</b> Restaurant/Lounge; and OTB.	

**UNORGANIZED TERRITORIES** \$10.00 filing fee shall be paid directly to County Treasurer. All applicants in unorganized territories shall submit along with their application evidence of payment to the County Treasurer.

All applications for **NEW** or **RENEWAL** liquor licenses must contact their Municipal Officials or the County Commissioners in unincorporated places for approval and signatures for liquor licenses prior to submitting them to the bureau.

All fees must accompany application, make check payable to the Treasurer, State of Maine.

This application must be completed and signed by the Town or City and mailed to:  
 Bureau of Alcoholic Beverages and Lottery Operations  
 Division of Liquor Licensing and Enforcement  
 8 State House Station, Augusta, ME 04333-0008.  
 Payments by check subject to penalty provided by Title 28A, MRS, Section 3-B.



STATE OF MAINE

Dated at: \_\_\_\_\_, Maine \_\_\_\_\_  
City/Town (County)

On: \_\_\_\_\_  
Date

The undersigned being:  Municipal Officers  County Commissioners of the  
 City  Town  Plantation  Unincorporated Place of: \_\_\_\_\_, Maine

Hereby certify that we have given public notice on this application and held public hearing thereon as required by Section 653 Title 28A, Maine Revised Statutes and hereby approve said application.

\_\_\_\_\_  
\_\_\_\_\_

THIS APPROVAL EXPIRES IN 60 DAYS

NOTICE – SPECIAL ATTENTION

§653. Hearings; bureau review; appeal

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

A. The bureau shall prepare and supply application forms. [1993, c. 730, §27 (AMD).]

B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant's prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located. [1995, c. 140, §4 (AMD).]

C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premises license or transfer of the location of an existing on-premises license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the effective date of this paragraph. This paragraph applies to an existing on-premises license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premises license that has been extended pending renewal within 120 days of the filing of the application. [2003, c. 213, §1 (AMD).]

D. If an application is approved by the municipal officers or the county commissioners but the bureau finds, after inspection of the premises and the records of the applicant, that the applicant does not qualify for the class of license applied for, the bureau shall notify the applicant of that fact in writing. The bureau shall give the applicant 30 days to file an amended application for the appropriate class of license, accompanied by any additional license fee, with the municipal officers or county commissioners, as the case may be. If the applicant fails to file an amended application within 30 days, the original application must be denied by the bureau. The bureau shall notify the applicant in writing of its decision to deny the application including the reasons for the denial and the rights of appeal of the applicant. [1995, c. 140, §5 (NEW).][ 2003, c. 213, §1 (AMD) .]

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

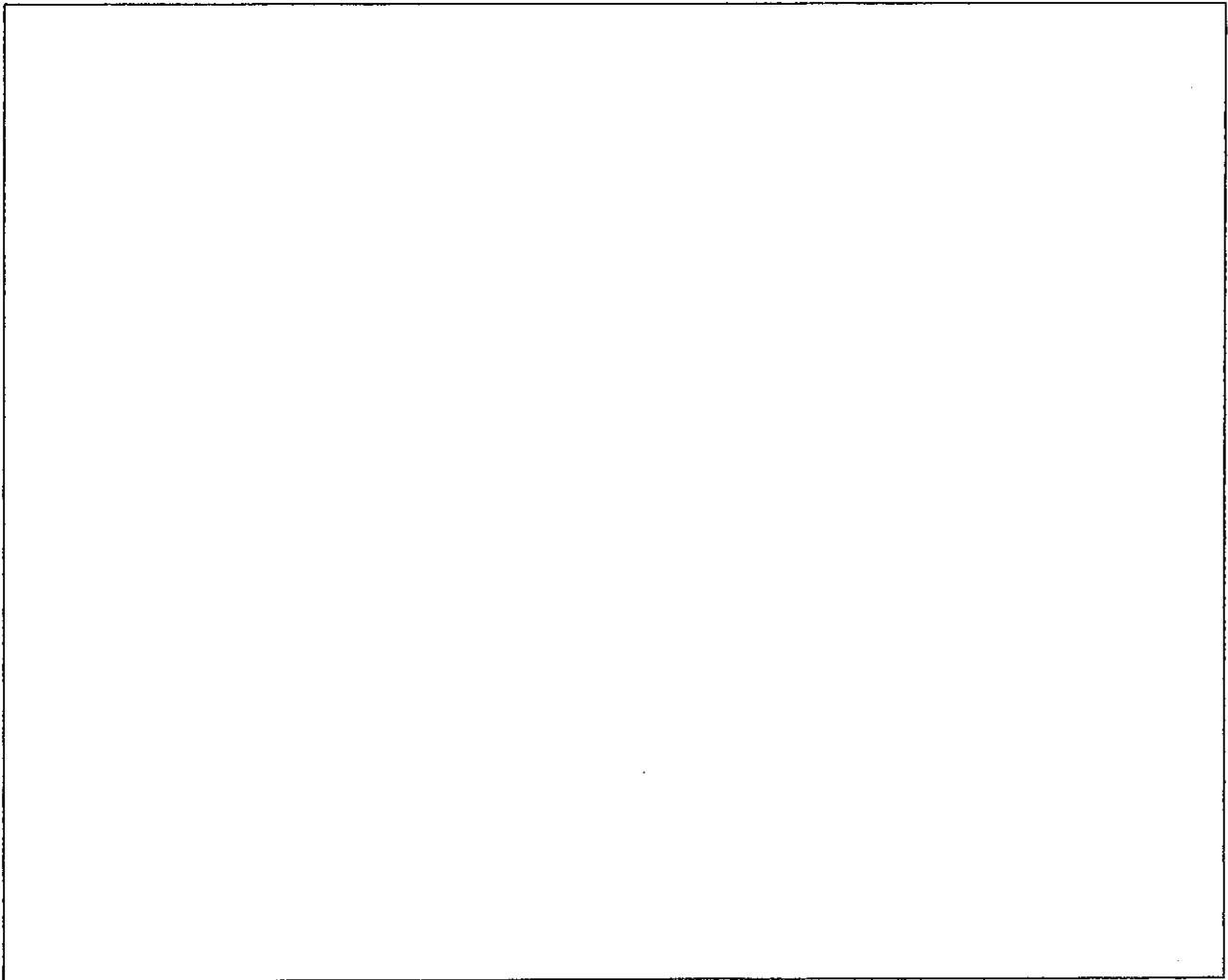
*Bureau of Alcoholic Beverages and Lottery Operations  
Division of Liquor Licensing & Enforcement  
8 State House Station, Augusta, ME 04333-0008  
10 Water Street, Hallowell, ME 04347  
Tel: (207) 624-7220 Fax: (207) 287-3434  
Email Inquiries: [MaineLiquor@maine.gov](mailto:MaineLiquor@maine.gov)*

DIVISION USE ONLY	
<input type="checkbox"/>	Approved
<input type="checkbox"/>	Not Approved
BY:	

### ON PREMISE DIAGRAM

In an effort to clearly define your license premise and the area that consumption and storage of liquor is allowed, The Division requires all applicants to submit a diagram of the premise to be licensed in addition to a completed license application.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the areas of your diagram including entrances, office area, kitchen, storage areas, dining rooms, lounges, function rooms, restrooms, decks and all areas that you are requesting approval from the Division for liquor consumption.



- A. Conviction of the applicant of any Class A, Class B or Class C crime; [1987, c. 45, Pt. A, §4 (NEW).]
- B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control; [1987, c. 45, Pt. A, §4 (NEW).]
- C. Conditions of record such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner; [1993, c. 730, §27 (AMD).]
- D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises; [1989, c. 592, §3 (AMD).]
- E. A violation of any provision of this Title; [2009, c. 81, §1 (AMD).]
- F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601; and [2009, c. 81, §2 (AMD).]
- G. After September 1, 2010, server training, in a program certified by the bureau and required by local ordinance, has not been completed by individuals who serve alcoholic beverages. [2009, c. 81, §3 (NEW).]  
[ 2009, c. 81, §§1-3 (AMD) .]

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

A. [1993, c. 730, §27 (RP).]

B. If the decision appealed from is an application denial, the bureau may issue the license only if it finds by clear and convincing evidence that the decision was without justifiable cause. [1993, c. 730, §27 (AMD) .]  
[1995, c. 140, §6 (AMD) .]

**4. No license to person who moved to obtain a license.** [ 1987, c. 342, §32 (RP) .]

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

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

[ 1995, c. 140, §7 (AMD); 1999, c. 547, Pt. B, §78 (AMD); 1999, c. 547, Pt. B, §80 (AFF) .]

**Please be sure to include the following with your application:**

Completed the application and sign the form.

Signed check with correct license fee and filing fee.

Your local City or Towns signature(s) are on the forms.

Be sure to include your ROOM, FOOD and LIQUOR gross income for the year (if applicable).

Enclose diagram for all businesses, auxiliary locations, extended decks and storage areas.

Complete the Corporate Information sheet for all ownerships except sole proprietorships.

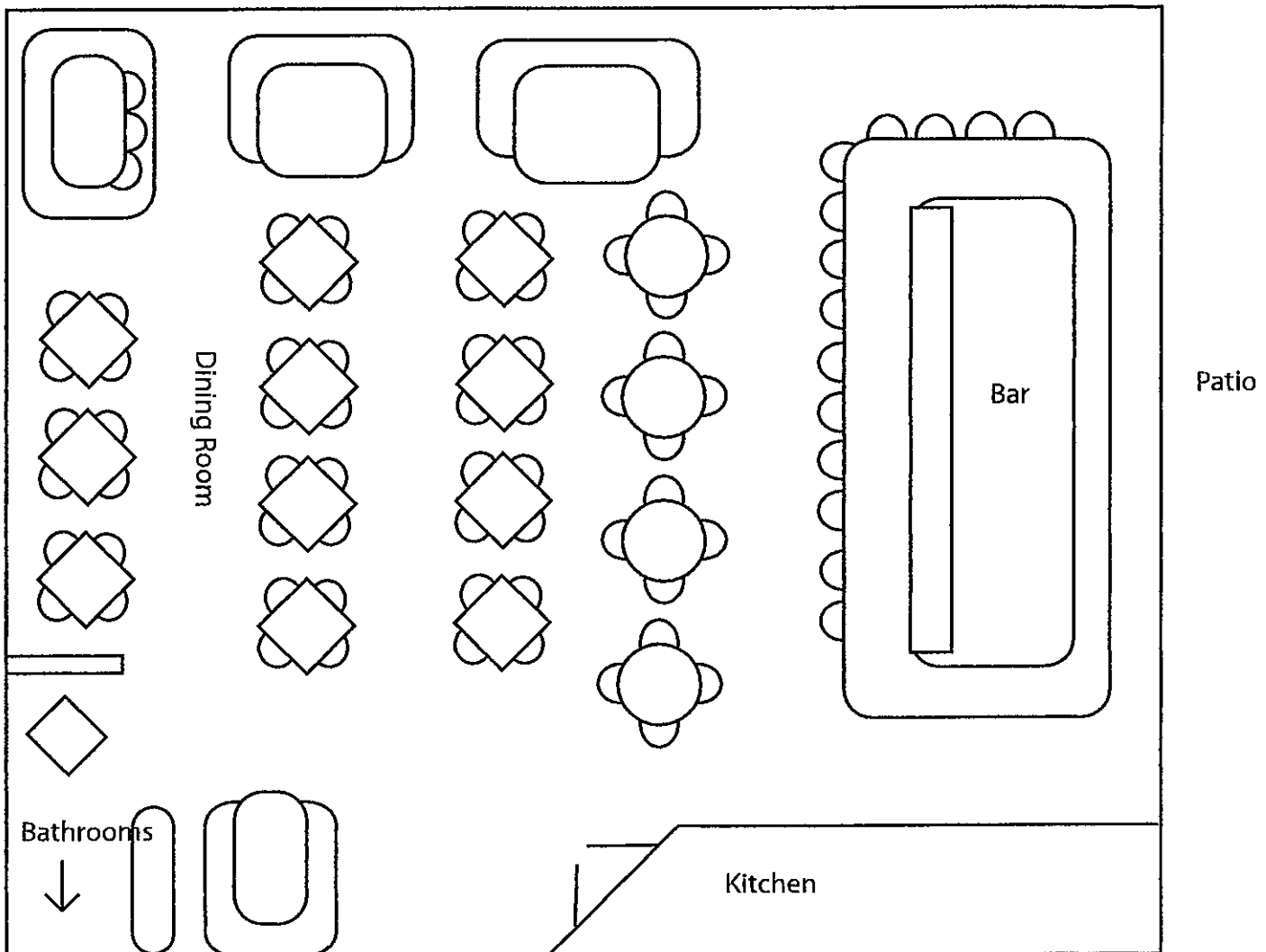
If you have any questions regarding your application please contact us at (207) 624-7220.



**SUPPLEMENTAL APPLICATION FORM  
ON-PREMISE DIAGRAM**

In an effort to clearly define your license premise and the areas that consumption and storage of liquor is allowed, The Liquor Licensing & Inspection Division is requiring all applicants to submit a diagram of the premise to be licensed in addition to a completed license application.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the areas of your diagram including entrances, office area, kitchen, storage areas, dining rooms, lounges, function rooms, decks and all areas that you are requesting approval from the Department for liquor consumption.

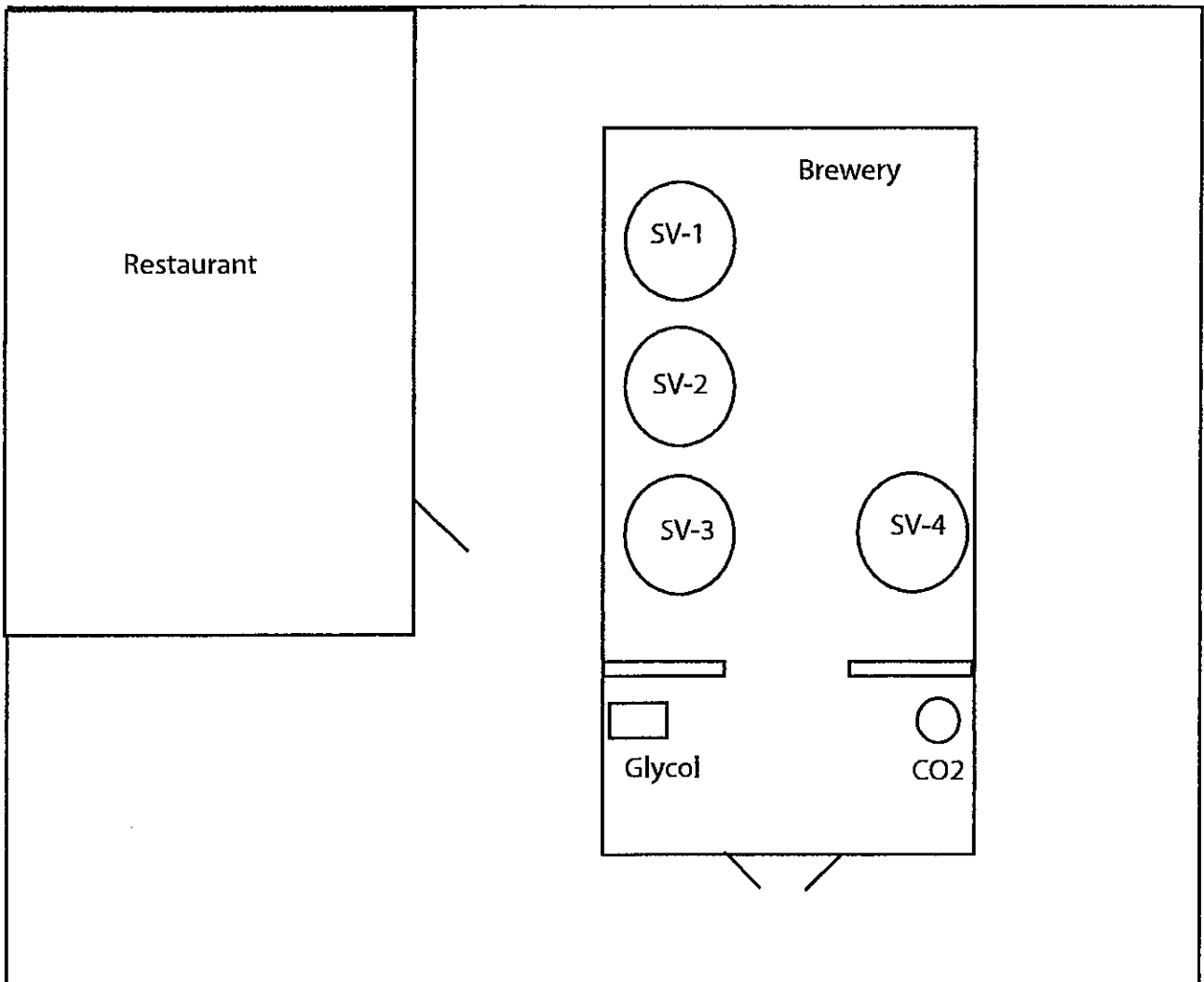




**SUPPLEMENTAL APPLICATION FORM  
ON-PREMISE DIAGRAM**

In an effort to clearly define your license premise and the areas that consumption and storage of liquor is allowed, The Liquor Licensing & Inspection Division is requiring all applicants to submit a diagram of the premise to be licensed in addition to a completed license application.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the areas of your diagram including entrances, office area, kitchen, storage areas, dining rooms, lounges, function rooms, decks and all areas that you are requesting approval from the Department for liquor consumption.





**State of Maine**  
 Bureau of Alcoholic Beverages  
 Division of Liquor Licensing and Enforcement

<b>For Office Use Only:</b>
License #: _____
Date Filed: _____

**Supplemental Information Required for  
 Business Entities Who Are Licensees**

For information required for Questions 1 to 4, this information is on file with the Maine Secretary of State's office and must match their record information. Please clearly complete this form in its entirety.

- Exact legal name:  
SEBAGO BREWING COMPANY
- Other business name for your entity (DBA), if any:  
 \_\_\_\_\_
- Date of filing with the Secretary of State: 11/13/1997
- State in which you are formed: MAINE
- If not a Maine business entity, date on which you were authorized to transact business in the State of Maine: \_\_\_\_\_
- List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attached additional sheets as needed)

Name	Address for Previous 5 years	Date of Birth	Ownership %
Kai Adams - Vice President	5 Sylvan Dr, Falmouth, ME 04105	10/22/1971	33.33
Tim Haines - Treasurer	309 Mosher Rd, Gorham, ME 04038	10/15/1965	33.33
Brad Monarch - President	8 Yankee Dr, Windham, ME 04062	06/16/1966	33.33
G S Harvey - Brewery Admin	18 Galvin St, Portland, ME 04103	12/20/1963	0.00

7. Is any principal person involved with the entity a law enforcement official?

Yes  No

8. If Yes to Question 7, please provide the name and law enforcement agency:

Name: \_\_\_\_\_ Agency: \_\_\_\_\_

9. Has any principal person involved in the entity ever been convicted of any violation of the law, other than minor traffic violations, in the United States?

Yes  No

10. If Yes to Question 9, please complete the following: (attached additional sheets as needed)

Name: \_\_\_\_\_

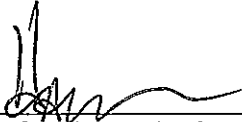
Date of Conviction: \_\_\_\_\_

Offense: \_\_\_\_\_

Location of Conviction: \_\_\_\_\_

Disposition: \_\_\_\_\_

Signature:



\_\_\_\_\_  
Signature of Duly Authorized Person

09/19/2017

\_\_\_\_\_  
Date

G Scott Harvey

Print Name of Duly Authorized Person

---

If you have questions regarding the legal name or assumed (DBA) name on file with the Secretary of State's office, please call (207) 624-7752. The SOS can only speak to the information on file with their office, not the filing of this supplemental information – please direct any questions about this form to our office at the number below.

Submit Completed Forms To: Bureau of Alcoholic Beverages and Lottery  
Operations Division of Liquor Licensing Enforcement  
8 State House Station  
Augusta, Me 04333-0008  
Telephone Inquiries: (207) 624-7220  
Fax: (207) 287-3434  
Email Inquiries: [MaineLiquor@Maine.gov](mailto:MaineLiquor@Maine.gov)

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From:  **Freeman Abbott**

Tuesday, September 19, 2017 12:17:41 PM



Subject: Re: Sebago liquor license

To:  **Bethany Benson**

Cc:  Sharon Laflamme  Robert Lefebvre  Dan Jones  Laurie Nordfors

---

Code is all set



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

FIRST PREVENTERS: A First Preventer may go under the title of building inspector, building official, code enforcement officer, fire chief, fire marshal, building safety official, electrical inspector, plumbing inspector plan reviewer or simply health officer. But the labels merely obscure their common mission: to prevent harm by ensuring compliance with building safety codes before a disaster occurs. From hurricanes to tornados, floods, wildfires and earthquakes, building safety codes administered by First Preventers play a major role in saving lives, protecting property and reducing recovery costs often paid for by taxpayer dollars.

**Bethany Benson writes:**

Sebago Brewing has applied for their liquor license renewal. Can you please let me know if you are all set or if there are issues?

Thanks



Beth Benson, Deputy Clerk  
Town of Gorham  
75 South Street, Suite 1  
Gorham, ME 04038  
(207) 222-1673  
(207) 839-5036 (fax)



---

From:  **Robert Lefebvre** Tuesday, September 19, 2017 12:19:56 PM 

Subject: Re: Sebago liquor license

To:  **Bethany Benson**

Cc:  **Sharon Laflamme**  **Dan Jones**  **Freeman Abbott**  **Laurie Nordfors**

---

Fire all set



*GORHAM FIRE DEPARTMENT*  
270 Main Street, Gorham, Maine 04038

ROBERT LEFEBVRE  
*Fire Chief*

Tel: 207-222-1642  
24 Hours: 207-839-5581  
Fax: 207-839-7753  
E-mail: rlefebvre@gorham.me.us



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From:  Dan Jones

Tuesday, September 19, 2017 4:37:08 PM



Subject: Re: Sebago liquor license

To:  Bethany Benson

Cc:  Sharon Laflamme  Robert Lefebvre  Freeman Abbott  
 Laurie Nordfors

---




No issues.

Chief Daniel Jones  
Gorham Police Department  
270 Main Street  
Gorham, ME 04038  
(207) 222-1665  
[djones@gorham.me.us](mailto:djones@gorham.me.us)



**DISCLAIMER:** This e-mail and any file or attachment transmitted with it, is only intended for the use of the person and/or entity to whom it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the recipient of this message is not the intended recipient or otherwise responsible for delivering the message to the intended recipient, be notified that any disclosure, distribution or copying of this information is strictly prohibited. If you received this communication in error, destroy all copies of this message, attachments and/or files in your possession, custody or control and any other copies you may have created, and notify the sender at the above listed telephone number or e-mail address.

---

From:  Sharon Laflamme  
Subject: Re: Sebago liquor license  
To:  Bethany Benson  
Cc:  Laurie Nordfors

---

Thursday, September 21, 2017 7:30:19 AM



Taxes are paid to date.

Thanks  
Sharon

**Bethany Benson writes:**

Sebago Brewing has applied for their liquor license renewal. Can you please let me know if you are all set or if there are issues?

Thanks



Beth Benson, Deputy Clerk  
Town of Gorham  
75 South Street, Suite 1  
Gorham, ME 04038  
(207) 222-1673  
(207) 839-5036 (fax)

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



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



## WHAT IS SMALL BUSINESS SATURDAY?

**Small Business Saturday**<sup>®</sup> was created in 2010 in response to small business owners' most pressing need: more customers. Falling between Black Friday and Cyber Monday, it's a day to support the local businesses that create jobs, boost the economy and preserve neighborhoods around the country. It has since become a well-known, celebrated event on the nation's calendar with support from elected officials and public and private organizations.



## WHY SUPPORT SMALL BUSINESS SATURDAY?

- Demonstrates commitment to the communities in which we live
- Creates goodwill within the communities
- When we support small businesses, jobs are created and local communities preserve their unique culture

## WHAT PEOPLE ACROSS THE NATION ARE SAYING ABOUT 2016 SMALL BUSINESS SATURDAY\*:

*"I feel a strong sense of support from the community as a whole. The campaign is absolutely a huge help. It gets people down here. It shows people we do have a presence and there are businesses and places to shop, places to eat and things to do within our own community. You don't have to drive an hour and a half out of here to do that."*

– Cari Cannon, Lew Lew Belle in Cumberland, MA

*"Everyone seemed to think there was an up-tick in foot traffic, and everybody was really excited about the opportunity to cross-promote their businesses. That really drives the point home: it's a network and everybody has to support each other. It's wonderful that the small, independent businesses are getting recognition for the exceptional services they provide and their fantastic customer service."*

– Sara McGibany, Alton Main Street in Alton, MS

*"Our Small Business Saturday celebration was a huge success! We had more than 120 small retail businesses in Charlotte's Historic South End participating in the Small Business Saturday festivities. This included 100 businesses in four pop-up markets, and more than 20 brick and mortar retail businesses and art galleries open for the day. We counted more than 2,600 shoppers at just one of the pop-up markets!"*

– Megan Liddle Gude, Historic South End in Charlotte, NC

*\*If you would like to include any of this content please reach out to [meganh@mbooth.com](mailto:meganh@mbooth.com).*

## 2016 SMALL BUSINESS SATURDAY FACTS:

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- More than 112 million consumers shopped at small businesses on Small Business Saturday in 2016, marking a 13 percent increase from 2015<sup>1</sup>
- The U.S. Senate unanimously passed a resolution recognizing November 26, 2016 as Small Business Saturday, supporting efforts to encourage consumers to shop locally, increase awareness of the value of locally owned small businesses and highlight these businesses' impact on the U.S. economy
- Elected officials in all 50 states and Washington, D.C., championed Small Business Saturday
- More than 6,700 Neighborhood Champions around the country rallied local businesses and created events and activities in their communities
- 480 small business advocate groups joined the Small Business Saturday Coalition, up 13 percent from 2015
- Nearly 100 corporations, including FedEx, Uber, AT&T, Valpak and Ace Hardware, banded together with American Express to promote shopping at small businesses for Small Business Saturday
- From November 1 to November 26, there were nearly 250,000 social media posts combined on Facebook, Instagram and Twitter using the hashtags #ShopSmall, #SmallBizSat and/or #DineSmall

## JOIN THE COALITION:

---

Building on the success of the previous seven years, we plan to scale this year's Small Business Saturday by expanding the coalition of supporters and creating more local events around the country. This includes support from advocacy organizations that join the initiative to motivate constituents through incentives and offers to Shop Small® on November 25, 2017.

The coalition will be led by Women Impacting Public Policy, a business advocacy organization representing small businesses. **Join Us!**



## CONTACT INFO:

---


Jason Lalak, Vice President, Women Impacting Public Policy (WIPP) | Phone: (415) 434-4314 | Email: JLalak@wipp.org

<sup>1</sup>Small Business Saturday Consumer Insights Survey by National Federation of Independent Business (NFIB) and American Express. (November 28, 2016). Based on consumer self-reported data and does not reflect actual receipts or sales.

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From:  Laura Ellis <LEllis@memun.org> Thursday, September 14, 2017 1:55:08 PM 

Subject: Gorham's seat on MMA's LPC

To:  **Ephrem Paraschak**

Attachments:  2016 LPC SUBCOMMITTEE SIGNUP FORM.doc / Uploaded File (30K)

---

Good afternoon Ephrem,

Welcome to your new position as Manager of Gorham! Now that you have been there for two full weeks, surely you are bored with having learned everything there was to learn and are eager for a new challenge... maybe? 😊

To that end, can you tell me whether or not the Council will be appointing you (or someone else in town) to fill the seat on MMA's Legislative Policy Committee which was left vacant upon Dave's retirement two weeks ago? Dave did not name an alternate this term and it is up to the Council as to whether or not they'd like to retain the seat that he held for several terms.

With respect to the Legislative Policy Committee (LPC), I will give you a bit of background in the event that you're not familiar with the work of the Committee and in an attempt to inform your own decision as to whether or not this would be something you may be interested in.

The LPC is made up of 70 members, two members for each of the state's 35 senate districts who are elected by their peers in each of the districts. They are elected every even-numbered year as terms run from July of the odd numbered year until June of the even numbered year. (Dave's term is up on June 30, 2018 at which point I will be conducting the election for the 2018-2020 LPC). They set the Association's two-year legislative platform in the fall of the year that they are elected.

They also meet at MMA once per month during legislative session (January through April of even-numbered years and January through June in odd-numbered years, although there has been no reason to meet in May or June of those long sessions in recent memory) to take positions on hundreds of bills proposed by the Legislature.

The LPC has three subcommittees (attached form shows the current Subcommittees' Committee makeup for your information) which meet from 10:00 a.m. until noon on LPC meeting days to form a consent agenda on the bills which fall under their purview to present to the full LPC at its 1:00 business meeting (which typically runs until 3:30 p.m.). Lunch is provided from noon until 1:00 while staff prepares the three consent agendas for the 1:00 meeting. Roundtrip mileage and tolls are reimbursed.

The LPC also takes positions via email and Survey Monkey when there isn't enough on any given agenda to necessitate bringing them to Augusta. They are currently taking a position on the recently proposed marijuana legislation, for which a legislative public hearing will take place later this month. I will forward you yesterday's email to the LPC regarding taking this position, so that you may get a sense of what it entails.

If you have any questions regarding this appointment or the LPC or MMA in general, please don't hesitate to contact me. Otherwise, I will look forward to hearing from you to find out whether or not

you (or someone else in the town) will be appointed by the Council to fulfill Dave's term on the LPC.

Best of Luck,

---

**Laura Ellis**

Advocacy Associate  
State & Federal Relations Department  
**Maine Municipal Association**  
60 Community Drive  
Augusta, ME 04330  
1-800-452-8786 ext. 2207  
(207) 623-8428  
FAX (207) 624-0129  
[www.memun.org](http://www.memun.org)



WATER TREATMENT EQUIPMENT, INC  
 915 US Route One  
 Yarmouth, ME 04096-6931  
 (v) 207.846.5061  
 (f) 207.846.6753

Name: Gorham Fire Dept., Eric Windsor

[www.WTE-inc.com](http://www.WTE-inc.com)  
[www.CulliganCommercial.com](http://www.CulliganCommercial.com)  
[www.CulliganIndustrial.com](http://www.CulliganIndustrial.com)

*Largest & Oldest in Northern New England  
 Since 1964*

Address: 249 Ossippee Trail

City: Gorham, ME

Date: September 21, 2017

Prepared by David Asherman

THIS PROPOSAL IS VALID FOR 30 DAYS

## Problem Water Analysis

PARAMETER	Un-Treated	Cold Treated	Hot Filtered	MAXIMUM LIMIT	SYMPTOMS
Fe IRON	<u>.45</u>	<u>.01</u>	<u>_____</u>	0.30 mg/l	Brown Stains, Bitter Taste
Mn MANGANESE	<u>nd</u>	<u>nd</u>	<u>_____</u>	0.05 mg/l	Gray Laundry Staining
pH	<u>8.0</u>	<u>7.9</u>	<u>_____</u>	6.5-8.5 SU	Corrosion Determination
ALKALINITY	<u>3</u>	<u>3</u>	<u>_____</u>	No Limit g.p.g	Ability to Neutralize Acid
HARDNESS	<u>5</u>	<u>5</u>	<u>_____</u>	No Limit g.p.g	0 - 3 is Considered Soft
TDS(Total Dissolved Solids)	<u>165</u>	<u>165</u>	<u>_____</u>	<250 mg/l	SALTY - Strong Flavor

The following Health Parameters are Extra \$\$:

As.....Arsenic	<u>147</u>	<u>?</u>	<u>_____</u>	10 ppb	CLOUDY.....Light
Pb.....Lead	<u>_____</u>	<u>_____</u>	<u>_____</u>	50 ppb	ODOR..... No
Rn...Radon WATER	<u>_____</u>	<u>_____</u>	<u>_____</u>	<4,000 pCi/L	TASTE.....Unknown
Rn...Radon AIR	<u>_____</u>	<u>_____</u>	<u>_____</u>	<2.0 pCi/L	# RESIDENTS.....Varies

nt= not tested    nd=not detected

Homeowner is Responsible for ALL Permits

### TEST RESULTS SUMMARY:

The untreated water as tested Exceeds the secondary limit (based on aesthetics) for iron. There is a moderate amount of hardness. Arsenic is very high at 147 ppb (parts per billion) against a primary limit (based on health risk studies) of 10 ppb. Cost effective arsenic treatment requires an oxidation step to convert all arsenic from arsenic III into arsenic V. This is because arsenic III uses up filter capacity 5-10 times as fast as arsenic V. The ration of arsenic III to arsenic V varies over time.

WHOLE HOUSE SOLUTION: (Point Of Entry)	PURPOSE	Installed Purchase Price
<u>Flex 2 Pro Pressure tank (metal)</u>	<u>Replace outdated pressure tank</u>	\$ 333.76
<u>Tee Kit for pressure tank</u>	<u>Replace outdated tee kit</u>	\$ 193.04
<u>Chem-tech chlorine feeder</u> <u>Discount when installed with an arsenic unit</u>	<u>Oxidize arsenic III into arsenic V</u>	\$ 1250.00 <250.00>
<u>Fleck automatic depth filter</u>	<u>Particulate iron and sediment removal</u>	\$ 1650.00
<u>Big blue carbon filter</u>	<u>Residual chlorine removal</u>	\$ 375.00
<u>Culligan Gold Series automatic water softener</u>	<u>Dissolved iron and hardness removal</u>	\$ 1973.00



**DRINKING WATER SYSTEM: (Point of Use)**

Layne POU-08 arsenic filter \_\_\_\_\_ Arsenic removal to less than 10 ppb \_\_\_\_\_ \$ 2180.00

Notes:

- The arsenic filter will only treat a dedicated separate faucet to be installed at the kitchen sink,
- The only way to know when the arsenic filter needs to be serviced (to replace the media in the tank) is by testing,
- **With a single tank arsenic setup, there is a concern that arsenic containing water will/may be used prior to discovery that arsenic is starting to break through the filter, a second arsenic tank may be added after the first tank. With this so called lead-lag setup, the sampling/monitoring point is located between the two tanks. In this case, there is then a nearly new tank still removing arsenic. A second tank would be an additional \$2180.**
- A sample of the treated water will be collected and tested by A & L Laboratory for total arsenic,
- R.E. Prescott will pay for three rounds of arsenic sampling by customer as part of the installation at 6, 12, and 18 months after installation. The test kits will be mailed.

TOTAL (with single arsenic tank) \$ 7704.80

TOTAL (with lead/lag arsenic tanks) \$ 9884.80

***TWO - Year Warranty on purchased equipment covers parts and labor!***

**Benefits: No Deposits! No Pre-payments! Money Back Guarantee!**

Installation to include: Parts, labor, taxes, 150 pounds of salt and post install arsenic test

Operating Costs for Consumables: See table below for estimated salt use



30-day money back guarantee

**ESTIMATED SALT USE – 200 GPD**


Hardness	5	grains
Iron + Manganese	0.20	ppm
# of people	4	(200 gpd)
Regen Freq	17	days
for MK100 Gold series	6	bags / year
Operating cost	\$5.08	month
Sodium Added	46	ppm
<u>or Potassium Added</u>	77	ppm
PE Softener	27	days
Based upon.....		
Consumption	50	gal/person/day
50# bag of salt	\$9.50	plus tax




	A	B	C
1	LAYNE BED LIFE ESTIMATE	Point of Entry (whole-house) 8"x35"	
2			
3	Owner:	Gorham Fire Dept, Eric Windsor	
4	Property:	249 Ossippee Trail	
5		Gorham, ME	
6			
7	Total Arsenic	147	
8	Arsenic V	0	
9	Arsenic III	147	
10			
11		Without Oxidation	With Oxidation
12			
13	Estimated Bed Life (BV)	900	11400
14			
15	Max Flow Rate (gpm)	5	5
16			
17	Daily Water Use (gpd)	10	10
18			
19	Volume of Bed in Lead Column	0.7	0.7
20			
21	Bed Volumn in Gallons	5.236	5.236
22	(Cu Ft X 7.48 Gallons/Cu Ft)		
23			
24	Amount of Gallons Treated	4712.4	59690.4
25	(BV gal X Est. Bed Life) B2 X B10		
26			
27	Days Until Exchange	471.24	5969.04
28	(Gallons Treated / gpd) B13/B6		
29			
30	Years Until Exchange (B16/365)	1.29	16.35
31			
32			
33	POE-08 - Single Tank Installed	\$2,180.00	\$2,180.00
34	Replacement Media	\$1,126.00	\$1,126.00
35			
36			
37			
38			
39	Updated 2-13-15 DA		


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From:  **Kenny Fickett** Monday, September 25, 2017 3:11:42 PM 

Subject: Water System West Gorham

To:  **Robert Lefebvre**

Cc:  Gabe Cyr Home  Eric Winsor  Jeff Manzer G-Mail

Attachments:  **DOC047.pdf / Nuance Power PDF Document (127K)**

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Chief

Attached to this E-Mail is the Water Test for West Gorham Station.

As you see the Current System is Failing in a number of Way's.

What started this process was the Fact of Washing of E-6 it developed water spots on the Paint and are hard to get off..

The Water test has found Arsenic, Hard Water aka "Iron" .

The present system has been in place more than 20 Years that I know of..

The cost to replace the System is 9,884.80

I ask that we use Fire Savings Account # 401-43-50639-11 that has \$ 10,434.69

See Attachment.

*Ken Fickett*

Deputy Fire Chief  
Gorham Fire / Rescue Department  
270 Main Street  
Gorham ME 04038  
207-222-1643  
207-839-7753 Fax



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