

**A G E N D A   N O T E S**  
Gorham Town Council Regular Meeting  
September 4, 2018 – 6:30pm  
Burleigh H. Loveitt Council Chambers

**1.     Item # 9372**

Public Hearing on a proposal to issue renewal liquor license to M and G X-Mac II LLC. (Admin. Spon.)

All departments report no issues with the liquor license renewal to M and G X-Mac II LLC.

**2.     Item # 9369**

Public hearing on a proposal to amend the Sprinkler System Ordinance. (Ordinance Committee Spon.)

At the May 2018 meeting, the Town Council held a public hearing on proposed amendments to the Sprinkler System Ordinance from the Ordinance Committee after being instructed to review the topic in 2017 and again after a first workshop in the winter of 2018. The Council then voted to table the amendment until a second workshop could be held on the amendments by the Council. That workshop was held on July 25<sup>th</sup>. At the August 2018 Town Council meeting the item was sent to the Ordinance Committee to make changes discussed by the Town Council at the July 25<sup>th</sup> workshop.

The language in the agenda reflects the changes made by the Ordinance Committee to the Sprinkler Ordinance which includes a new name for the ordinance, "Fire Suppression Systems Ordinance."

Other significant changes include having lock boxes be optional for one and two family dwellings, the addition of NFPA 750 to allow residents to install approved alternative systems and an alteration to the language on fines allowing the Fire Chief to waive or reduce fines for individuals working to address violations of the ordinance within a reasonable timeframe. Attached garages without living space above them are not required to be sprinkled but have a junction valve installed should the property owner wish and/or need to expand the system in the future.

The ability for a homeowner to complete their own inspections after completing a fire department training class is included in the language as well as requiring a qualified third party inspection every four years, or whenever the home changes hands. Should the Council wish to modify and/or change this language it can be done so by amendment at the meeting.

Effective date of the changes to the ordinance as written is October 5, 2018.

**3.     Item # 9315**

Public hearing on a proposal to amend the Land Use and Development Code's language regarding high intensity soil surveys. (Ordinance Committee Spon.)

Amends the Land Use & Development Code for more relevant methods of soil surveys and analysis used by professionals.

**4. Item # 9196**

Action to consider a proposal to amend the Land Use & Development Code to allow for a new Small Dwellings Overlay District. (Ordinance Committee Spon.)

The Ordinance Committee, after being instructed to examine density and use of older buildings in the Gorham Village and Little Falls Village areas, has developed with staff a Small Dwellings Overlay District which would allow the conversion of certain properties within the zone built on or prior to 1925 to be converted to smaller units providing a variety of conditions are met including minimum size, parking, etc. The units would be required to pay bonus fees based on a per room calculation.

A map of the proposed zones is attached and this item would forward the proposed amendment to the Planning Board for their review and public hearing.

**5. Item # 9331**

Action to consider amending the Land Use & Development Code to remove certain fire protection water supply requirements. (Ordinance Committee Spon.)

Tabled from the May 2018 Town Council meeting, this item will instruct the Planning Board to review and hold a public hearing on requirements in the Land Use & Development Code that would become redundant if Item # 9372 is approved as written by the Town Council. The order will start the process of removing the redundant requirements of fire ponds, dry hydrants and decrease the requirements for hydrants if homes have a fire suppression system.

**6. Item # 9373**

Action to consider approving applications from the Senior Property Tax Relief Program and allocating additional funding to the program from a Contingency Account. (Admin. Spon.)

Per the Town's new Senior Property Tax Relief Ordinance, the Town Council is required to approve applications received under the program so that staff may issue rebate checks according to individual qualifying amounts in the month of September.

There were a total of 172 applications reviewed by staff.

98 approved at \$500.

17 approved at \$350.

37 approved at \$200.

14 applications were denied based on their income to tax ratio.

3 applications denied over the income limit.

1 application denied for taxes not being current.

1 application denied for having two homes.

1 application denied for the home not being a homestead.

\$50,000 has been allocated for the program in the FY19 budget year. \$12,560 is being requested from the Contingency Account to cover all applications at 100% in addition to several hundred dollars of administrative expenses directly related to the program. Should the Council not wish to transfer the contingency funds, all approved applications will be funded on a prorated basis. The Finance Director will be e-mailing a spreadsheet directly to the Town Council.

**7. Item # 9374**

Action to consider a referendum to borrow up to \$1,900,000 to replace the fifteen year old HVAC system in the Gorham Middle School . (Admin. Spon.)

The Gorham School Department is requesting a November 2018 referendum to borrow funds to cover the cost of replacing the aging HVAC system at the Gorham Middle School. A memo from Superintendent Heather Perry is attached.

**8. Item # 9375**

Action to consider a referendum to allow the Gorham School Department to join the regional service center known as the Greater Sebago Educational Alliance. (Admin. Spon.)

The Gorham School Department is requesting a referendum question in November of 2018 to join the Greater Sebago Educational Alliance. A memo from Superintendent Heather Perry is attached.

**9. Item # 9376**

Action to consider having staff review the feasibility of a residential construction moratorium for new single-family homes, duplexes, multi-family buildings, accessory apartments, and subdivisions. (Councilor Stelk Spon.)

This order would instruct staff to review the feasibility of one and/or more moratoriums on new single family homes, duplexes, multi-family buildings, accessory apartments and subdivisions. The article does not authorize a moratorium in any capacity but rather requests that staff prepare information for the Council on the subject.

**10. Item # 9377**

Action to consider going into executive session pursuant to Title 1 MRSA Section 405 (6)(A) to conclude a performance evaluation. (Admin. Spon.)

Action to go into executive session for the annual performance evaluation of the Town Manager.

Item # 9372

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](mailto:MAINELIQUOR@MAINE.GOV)

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

NEW application:  Yes  No

PRESENT LICENSE EXPIRES \_\_\_\_\_

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, FOOD OPTIONAL (Class I-A) | <input type="checkbox"/> BED & BREAKFAST (Class V)       |
| <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: M and G X-Mac II LLC		Business Name (D/B/A) Ocean Gardens Restaurant and Tavern	
APPLICANT(S) - (Sole Proprietor) DOB:		Physical Location: 390 Main St	
DOB:		City/Town Gorham	State ME
		Zip Code 04038	
Address 8 Sylvan Road		Mailing Address 8 Sylvan Road	
City/Town Gorham	State ME	City/Town Gorham	State ME
Zip Code 04038		Zip Code 04038	
Telephone Number 207-572-7333	Fax Number	Business Telephone Number 207-839-7651	Fax Number
Federal I.D. # 47-1642242	Seller Certificate #: or Sales Tax #:		
Email Address: Please Print mandgxmac@gmail.com	Website: oceangardensrestaurant.com		

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: N/A
- State amount of gross income from period of last license: ROOMS \$ \_\_\_\_\_ FOOD \$ 837320.00 LIQUOR \$ 309690.00
- Is applicant a corporation, limited liability company or limited partnership? YES  NO  837320.00 / 309690.00  
If Yes, please complete the Corporate Information required for Business Entities who are licensees.
- Do you own or have any interest in any another Maine Liquor License?  Yes  No  
If yes, please list License Number, Name, and physical location of any other Maine Liquor Licenses.

License # \_\_\_\_\_ Name of Business \_\_\_\_\_ (Use an additional sheet(s) if necessary.)

Physical Location \_\_\_\_\_ City / Town \_\_\_\_\_

5. Do you permit dancing or entertainment on the licensed premises? YES  NO
6. If manager is to be employed, give name: Michael A. Martin
7. Business records are located at: 8 Sylvan Road Gorham ME 04038
8. Is/are applicants(s) citizens of the United States? YES  NO
9. Is/are applicant(s) residents of the State of Maine? YES  NO
10. 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.

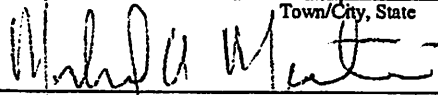
Name in Full (Print Clearly)	DOB	Place of Birth
Michael A. Martin	[REDACTED]	[REDACTED]
Gregory A. Belanger	[REDACTED]	[REDACTED]
Residence address on all of the above for previous 5 years (Limit answer to city & state)		
MAM:	[REDACTED]	
GAB:	[REDACTED]	

11. 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
- Name: \_\_\_\_\_ Date of Conviction: \_\_\_\_\_
- Offense: \_\_\_\_\_ Location: \_\_\_\_\_
- Disposition: \_\_\_\_\_ (use additional sheet(s) if necessary)
12. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?  
Yes  No  If Yes, give name: \_\_\_\_\_
13. Has/have applicant(s) formerly held a Maine liquor license? YES  NO
14. Does/do applicant(s) own the premises? Yes  No  If No give name and address of owner:  
Home Plus, LLC, 51 Dewayns way, Gorham ME 04038
15. Describe in detail the premises to be licensed: (On Premise Diagram Required) \_\_\_\_\_  
390 Main St. Gorham, Maine
16. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?  
YES  NO  Applied for: \_\_\_\_\_
17. 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? 1/4 mile  
Which of the above is nearest? church/school
18. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES  NO
- If YES, give details: \_\_\_\_\_

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, Maine on August 14, 2018  
Town/City, State Date

  
Signature of Applicant or Corporate Officer(s)  
Michael A. Martin  
Print Name

Please sign in blue ink

\_\_\_\_\_  
Signature of Applicant or Corporate Officer(s)  
\_\_\_\_\_  
Print Name

**FEE SCHEDULE**

**FILING FEE: (must be included on all applications)..... \$ 10.00**

**Class I** Spirituous, Vinous and Malt ..... \$ 900.00  
**CLASS I:** 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.

**Class I-A** Spirituous, Vinous and Malt, Optional Food (Hotels Only) ..... \$1,100.00  
**CLASS I-A:** Hotels only that do not serve three meals a day.

**Class II** Spirituous Only ..... \$ 550.00  
**CLASS II:** Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; and Vessels.

**Class III** Vinous Only ..... \$ 220.00  
**CLASS III:** 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.

**Class IV** Malt Liquor Only ..... \$ 220.00  
**CLASS IV:** 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.

**Class V** Spirituous, Vinous and Malt (Clubs without Catering, Bed & Breakfasts) ..... \$ 495.00  
**CLASS V:** Clubs without catering privileges.

**Class X** Spirituous, Vinous and Malt – Class A Lounge ..... \$2,200.00  
**CLASS X:** Class A Lounge

**Class XI** Spirituous, Vinous and Malt – Restaurant Lounge ..... \$1,500.00  
**CLASS XI:** 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.

**TO STATE OF MAINE MUNICIPAL OFFICERS & COUNTY COMMISSIONERS:**

Hereby certify that we have complied with Section 653 of Title 28-A Maine Revised Statutes and hereby approve said application.

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

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

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

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

**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 of the following grounds:

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.**



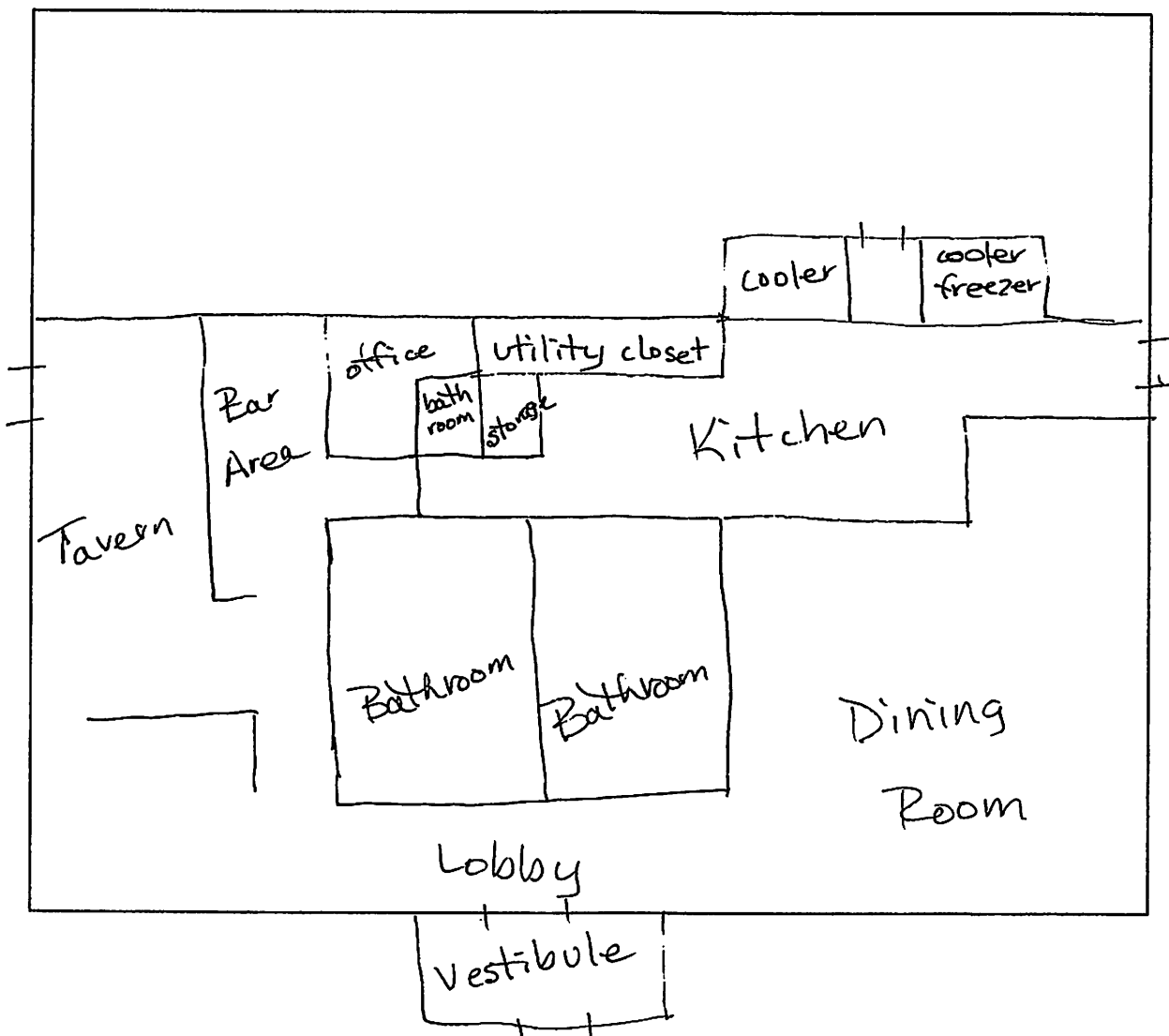
Bureau of Alcoholic Beverages and Lottery Operations  
 Division of Liquor Licensing & Enforcement  
 8 State House Station, Augusta, ME 04333-0008  
 10 Water Street, Hallowell, ME 04347  
 Tel: (207) 624-7220 Fax: (207) 287-3434  
 Email Inquiries: [MaineLiquor@maine.gov](mailto:MaineLiquor@maine.gov)

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.





Division of Alcoholic Beverages and Lottery  
Operations  
Division of Liquor Licensing and Enforcement

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

<b>For Office Use Only:</b>	
License #:	_____
SOS Checked:	_____
100%	Yes <input type="checkbox"/> No <input type="checkbox"/>

Questions 1 to 4 must match information on file with the Maine Secretary of State's office. If you have questions regarding this information, please call the Secretary of State's office at (207) 624-7752.

Please clearly complete this form in its entirety.

- Exact legal name: M and G X-Mac II LLC
- Doing Business As, if any: Ocean Gardens Restaurant and Tavern
- Date of filing with Secretary of State: 8/19/2014 State in which you are formed: ME
- 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: (attach additional sheets as needed)

NAME	ADDRESS (5 YEARS)	Date of Birth	TITLE	Ownership %
Michael A. Martin	[REDACTED]	[REDACTED]	Manager	50
Mamie J. Martin			Member	
Gregory A. Belanger			Manager	50
Debora S. Belanger			Member	

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

- If Co-Op # of members: \_\_\_\_\_ (list primary officers in the above boxes)

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

Yes  No  If Yes, Name: \_\_\_\_\_ Agency: \_\_\_\_\_

8. 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

9. If Yes to Question 8, please complete the following: (attached additional sheets as needed)

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

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


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

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

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

\_\_\_\_\_

Signature:



8/14/2018

Signature of Duly Authorized Person Date

Michael A. Martin

Print Name of Duly Authorized Person

Submit Completed Forms to:

Bureau of Alcoholic Beverages  
Division of Liquor Licensing and Enforcement  
8 State House Station, Augusta, Me 04333-0008 (Regular address)  
10 Water Street, Hallowell, ME 04347 (Overnight address)  
Telephone Inquiries: (207) 624-7220 Fax: (207) 287-3434  
Email Inquiries: [MaineLiquor@Maine.gov](mailto:MaineLiquor@Maine.gov)

2906

M and G X-Mac II, LLC  
390 Main Street  
Gorham, ME 04038

DATE 8/17/2018 52-7457/2112

PAY TO THE ORDER OF Louis of Gorham

\$ 25<sup>00</sup>

twenty-five and 00/100

DOLLARS

**Gorham**  
SAVINGS BANK

FOR liquor license

Manuel Martia



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From:  Freeman Abbott

Friday, August 17, 2018 10:26:42 AM



Subject: Re: Ocean Gardens Liquor license

To:  Laurie Nordfors

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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.

**Laurie Nordfors writes:**

Good Morning,

Ocean Gardens has applied for their renewal liquor license. Please let me know of any issues.

Thank you,

Laurie



Laurie K Nordfors, CCM  
Town Clerk  
Registrar of Voters  
Assistant Tax Collector  
Motor Vehicle Agent  
Town of Gorham  
75 South Street  
Gorham, ME 04038

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From:  **Robert Lefebvre**

Friday, August 17, 2018 11:23:12 AM



Subject: Re: Ocean Gardens Liquor license

To:  **Laurie Nordfors**

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

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fire is 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: [rlfebvre@gorham.me.us](mailto:rlfebvre@gorham.me.us)



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From:

 **Dan Jones**

Friday, August 17, 2018 12:57:09 PM



Subject:

Re: Ocean Gardens Liquor license

To:

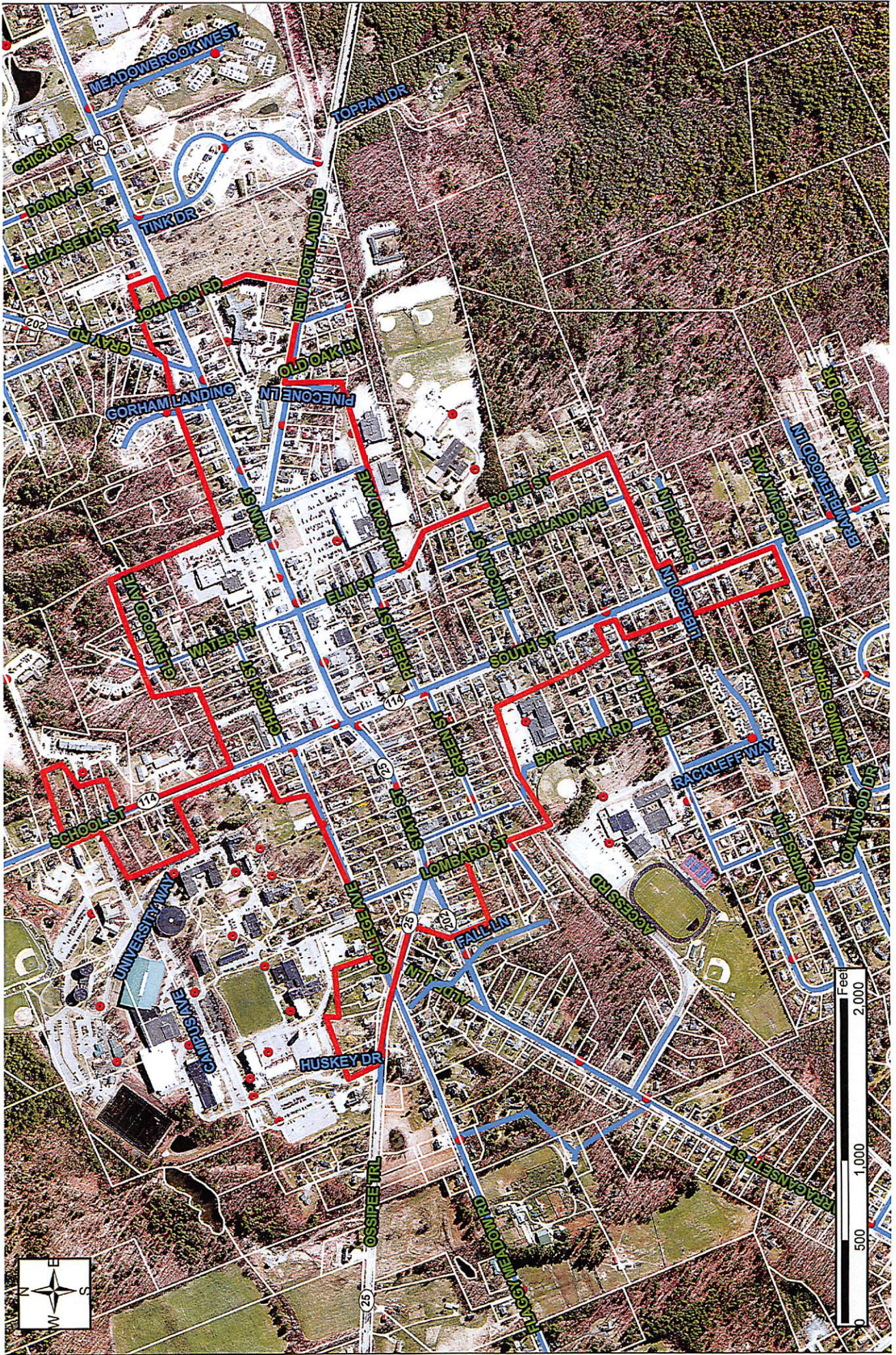
 **Laurie Nordfors**

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GPD is good.

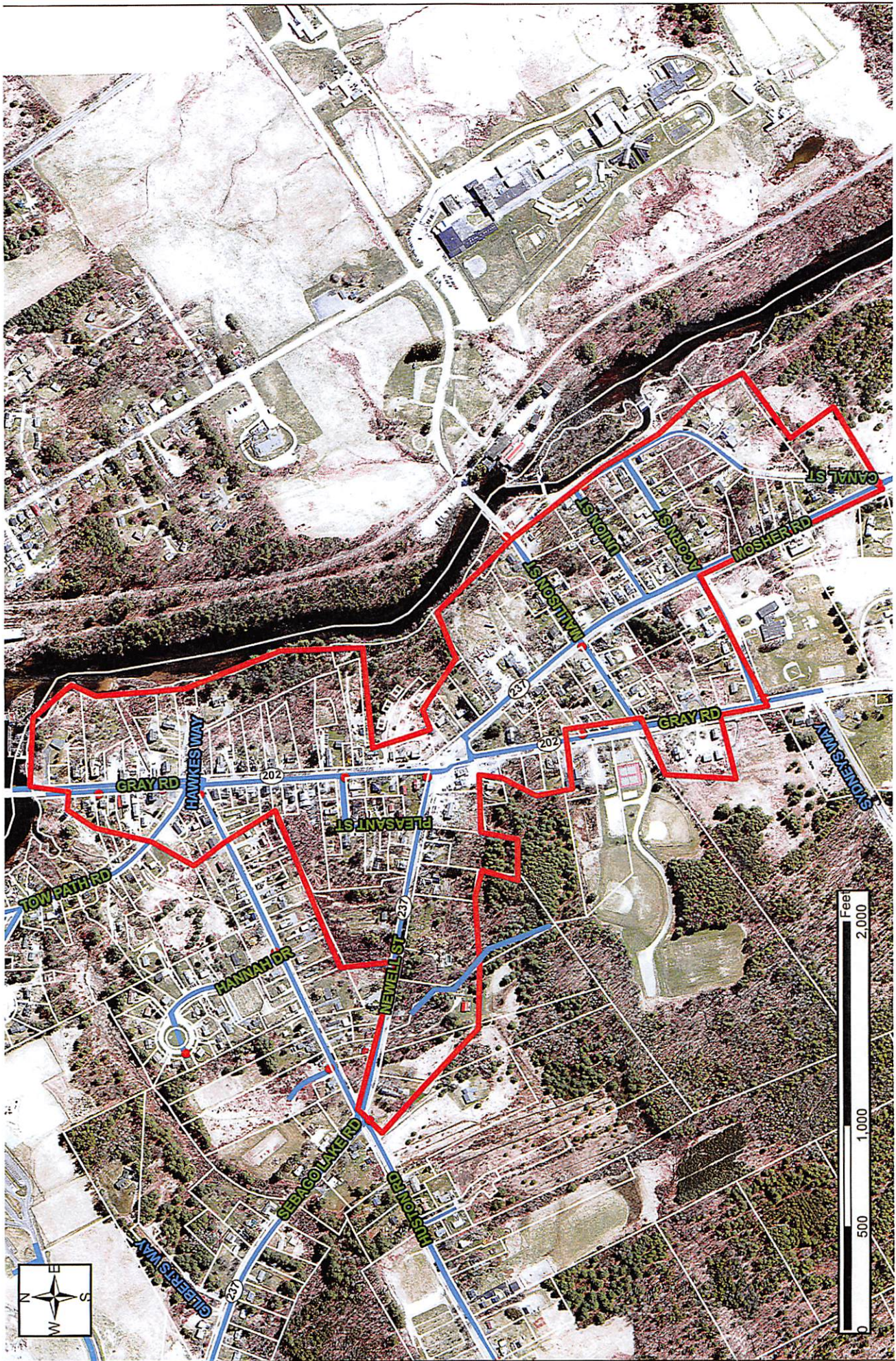
Sent from FirstClass with my iPhone

Item # 9/96  
w/I





Item # 9196



Item # 9374

**GORHAM SCHOOL DEPARTMENT**

*Office of the Superintendent*

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

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

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

Christopher B. Record  
*Assistant Superintendent*  
(207) 222-1025  
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August 29, 2018

To: Gorham Town Council  
From: Heather J. Perry, Superintendent of Schools  
Re: Request for consideration of GMS HVAC Referendum  
On November, 2018 ballot.

Dear Members of the Gorham Town Council,

I am writing this memo on behalf of the Gorham School Committee. The purpose of this memo is to request an item be placed on the council's Sept. 4 regular meeting to consider a request by the Gorham School Committee to place a referendum question on the town's upcoming November, 2018 ballot regarding the need to replace significant components of our existing geothermal heat pump system at Gorham Middle School.

As you know, we have been struggling with what to do about this item for several years now. We have recently completed an engineering study that makes it clear that our best option to complete a scheduled replacement of core systems components at GMS would be to complete the following as a single project:

- Replace all major system components
  - Heat Recovery Systems
  - Heat Pumps
  - Water Heater
  - Control systems upgrades
  - Add boilers and minisplit units

The cost of this project is estimated at \$1.9 million dollars.

We realize the timing of this request is somewhat short, but we feel strongly that we cannot wait until after the GHS project referendum to hold this referendum. The GHS project referendum is now scheduled for November 2019 – over a full year from now. If this referendum does not pass, the next opportunity for another referendum might not be until the following summer (2020). We would then need to wait a year to request the GMS HVAC system referendum. This could put the GMS HVAC system scheduled maintenance project out upwards of 3+ years. We believe that the scheduled useful life of this equipment will not allow for us to wait for this length of time.

We would ask the council to consider adding this project as a referendum for November 2018, which would then give us a year in between this referendum request and the pending referendum request for the GHS capital project.

We respectfully request that this referendum question (GMS HVAC) be considered for the November 2018 referendum. More details (above and beyond what was presented at our last workshop meeting) will be presented to the council on Sept. 4 to assist the council in making its decision.

If you have any questions, please do not hesitate to reach out to me between now and Sept. 4.

Thank you,

A handwritten signature in black ink, appearing to read "Heather J. Perry" with a stylized flourish at the end.

Heather J. Perry,  
Superintendent of Schools

Item # 93 75

**GORHAM SCHOOL DEPARTMENT**

*Office of the Superintendent*

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(207) 222-1025  
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July 5, 2018

To: Gorham Town Council  
From: Heather J. Perry, Superintendent of Schools  
Re: Memo to Request Referendum Item for November, 2018  
Cc: Ephrem Paraschak, Gorham Town Manager

Honorable Members of the Gorham Town Council,

On June 13, 2018 the Gorham School Committee voted to approve of a Draft Interlocal Agreement that would allow us to become part of a new Regional Service Center for the purpose of working together with 10 of our neighboring school systems to bulk purchase and share services in ways that make sense for our respective systems to become more efficient.

The new Regional Service Center would be called the "Greater Sebego Education Alliance" or GSEA, and will be comprised of the following school systems (*assuming all Boards approve and all referendums are approved in each community*):

Brunswick School Department	Cape Elizabeth School Department
Gorham School Department	Portland Public Schools
Scarborough School Department	South Portland School Department
Westbrook School Department	Maine School Administrative District #6
Maine School Admin. District #15	Regional School Unit #5
Regional School Unit # 14	

When the GSEA is finally formed, it will receive \$97,000.00 directly from the MDOE for the first three years of existence to help with start up costs. Additionally, each member school system that participates will receive additional state subsidy for being a member of a Regional Service Center. In the case of Gorham, that will mean an additional \$71,000.00 in FY 19 and about twice that amount in FY 20 and beyond.

In addition to direct funding from the Maine Department of Education, the GSEA will allow these school systems to work together to bulk purchase food supplies for our School Nutrition Programs, share professional development opportunities, and jointly recruit and hire substitute teachers. Those items will be the focus of our cost savings measures for the first year of the organization and our intention is to then broaden our

work together to create even larger efficiencies as we grow and strengthen as a collaborative.

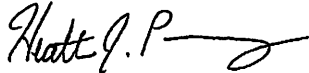
The final step that is required by statute to create the Regional Service Center is for our local community to now approve the creation of the "Greater Sebege Education Alliance" (GSEA) via a referendum vote to be held in November of 2018.

The Gorham School Committee respectfully requests that the Gorham Town Council approve of placing the following referendum question on the ballot for November, 2018:

"Do you favor the formation of a regional service center pursuant to an Interlocal Agreement for the Greater Sebege Education Alliance (GSEA), as approved by the governing bodies of the parties thereto and the Commissioner of the Department of Education?"

If you have any specific questions, please let me know and I would be more than happy to come to the Town Council and answer any questions that you may have.

Thank you,

A handwritten signature in black ink, appearing to read "Heather J. Perry" with a stylized flourish at the end.

Heather J. Perry,  
Superintendent of Schools