

## MINUTES

### Ordinance Committee Meeting September 14, 2016 – 8 am Conference Room A

Present: Councilor Michael Phinney, Chair; Councilors Sherrie Benner and Ben Hartwell

Also Present: Town Councilors Marla Stelk and Bruce Roullard; Town Manager David Cole; Town Planner Tom Poirier; Zoning Administrator David Galbraith; Scott Guimond from National Attachments; Sharon Larando, a member of the public

1. Consideration of minutes of July 12, 2016 Committee Meeting.

A Motion was MADE by Councilor Hartwell, SECONDED by Councilor Benner, and VOTED to accept the minutes of the July 12, 2016 Ordinance Committee Meeting as distributed. Unanimous vote.

2. Current Business

A. Review the proposed Historical Preservation Ordinance and make a recommendation to Town Council (referred by Town Council on August 2, 2016).

The Committee reviewed changes to the proposed Historical Preservation Ordinance. After a brief discussion, a motion was MADE by Councilor Hartwell, SECONDED by Councilor Benner, and VOTED to recommend approval of the Historical Preservation Ordinance to the Gorham Town Council. Unanimous vote.

The Town Manager reported that this item will be placed on the October Town Council agenda for consideration.

Councilors Marla Stelk and Bruce Roullard left the meeting at 8:05 a.m.

B. Review request from Scott Guimond for a contract zone on an approximate 17 acre parcel of land (Tax Map 57, Lot 1) off Route 25 in West Gorham to consolidate and grow his business, National Attachments, and make a recommendation to Town Council (referred by Town Council on June 7, 2016).

Mr. Guimond explained his proposed project and his request for a contract zone for vacant property he owns on Route #25/Ossipee Trail that is zoned Rural. He stated that his company, National Attachments, intends to be a good neighbor and wishes to have a positive impact on the community. He told the Committee that he has talked to many business owners who did not express concerns for the project. He asked the Committee to consider changing the Comprehensive Plan to allow the expansion of National Attachments as proposed.

The Committee reviewed a memo from the Zoning Administrator and support documents relative to Mr. Guimond's request.

Staff reported that the project is not consistent with the Town's recently adopted Comprehensive Plan. The Committee expressed concern that for the project to be approved, the Comprehensive Plan would need to be amended to make the change legal and that the Committee needed to be consistent and follow the law. The Committee also expressed concern that it is not fair to the applicant to spend a lot of money on the contract zone only for it not to be approved by the Town Council.

After discussion a motion was MADE by Councilor Hartwell, SECONDED by Councilor Benner, and VOTED to not recommend to Town Council to proceed with the contract zone as presented because the project is not consistent with the Town's Comprehensive Plan. Unanimous vote.

Chair Phinney asked that the Town Manager place an item on the Council agenda for Council to refer to the Ordinance Committee the review and recommendation of changes to uses in the Industrial and Commercial Zones.

There being no further business, a motion was MADE by Councilor Benner, SECONDED, by Councilor Hartwell, and VOTED to adjourn at 8:40 a.m. Unanimous vote.

Respectfully submitted,

Jeri Sheldon, HR Director/Assistant to the Town Manager