

TOWN OF GORHAM  
CONSERVATION BOARD  
MINUTES  
NOVEMBER 6, 2007

The Town of Gorham Conservation Board met on Tuesday, November 6, 2007, at 7:00 PM at the Gorham Town Hall. Present were, Chairman Steve Horrocks, Andrew Hoover, Robert Brancato, Fred Lightfoote, John Foust, John Frank, Gene Hermenet, Bill Johnson, Maria Rudzinski and Nancy Hollenbeck.

John Foust reported on the efforts of Bob Brancato, Bill Johnson and himself in ground truthing scenic vistas. They went out on a Saturday morning and started with a few of the identified scenic vistas that are noted in the Open Space Plan. Bob Brancato had done some other survey and found several that were not marked. The views that he found that were not marked, were views that we determined when we got there that these could easily be ruined by putting one house in the middle of these seemingly fallow fields. Makes you think that if no one is working them, maybe they would be interested in selling them. They came up with twelve views, more than half were not indicated in the Open Space Plan. These are only lake views. The views were rated, 1 through 5, with 1 being the best. Seven of them we rated "1"; two are rated "3". There is more work to be done. Pictures were taken of the views and coordinates noted. Bill Johnson did a great job of putting the photographs together for a panoramic view. When all of the information is gathered, it will be mapped. We tried to rate them by how easily the view could be disturbed by putting one house within that area. They plan to continue this project. The area they worked on is from Jones Road to the north.

Maria encouraged Board members to continue and it was noted that corrections may be necessary to some of the identified scenic vistas in the Open Space Plan. She explained some of the details of the mapping process and what is available at the County and how it can be used throughout this process to come up with our final maps.

The scenic views other than lake view may not be able to be worked on the same way. There is so much that is scenic, it may be better to address those areas with totally different zoning tools. In some towns there is a very limited rural landscape, that is not the case here. These areas should be addressed by zoning, clustering, etc.

Site plan review of the identified scenic areas was discussed. Maria encouraged Boards to actually visit the sites and require the property owner/developer, etc. to stake out the area where the proposed buildings will be so that you can get a real sense of what impact it will have. All too often, construction is complete before it is realized what the visual impact will be and if minor changes had been made, impacts could have been lessened.

Maria suggested that the Board go through the land cover maps and systematically start putting things together. Glens, ravines, streams, etc. As the maps are now, they are fragmented, a little more work can bring them all together. She suggested

that Bruce Gilman be contacted to go over some of the information. He would be a great source of assistance.

Verifying and enhancing any of the maps in the Open Space Plan should be done. Discussed if there is a need to map utilities such as sewer, water, cable, etc.

This Board needs some clear direction with regard to what to do next. Should they come up with a game plan and present it to the Town Board or should they ask the Town Board to give direction. After some discussion, it was agreed that this Board will work on a project plan for next year, set some goals and present it to the Town Board for their review.

One of our goals should be to educate the community that there are options for land preservation, grant money may be available and we would be willing to work with them. We should look at trying to secure some of the view sheds or farmland that we feel is most critical and set priorities, what we want to focus on.

Mr. Hermet will meet with Maria before the December meeting and just make sure we are ready to begin looking for grants and see if she has a list of sources, etc. He will report back to this Board at the December meeting.

The next meeting will be December 4th. The January meeting will be held on the second Tuesday, January 9<sup>th</sup>.

The meeting was adjourned at 9:00 PM

Nancy Hollenbeck  
Secretary