

MINUTES
SPECIAL MEETING/WORK SESSION
TOWN OF GORHAM PLANNING BOARD
September 10, 2007

PRESENT: Chairman Harvey Mr. Atkins
 Mr. Hoover Ms. Watkins
 Mr. Farmer

EXCUSED: Mr. McCadden

ABSENT: Mr. Frankish

Town of Gorham Supervisor Calabrese, and Mark Epling and Mark Defilice, from Framark Development were also present.

Chairman Harvey called the meeting to order at 7:00 PM and mentioned that Supervisor Calabrese would like to discuss a few things with the board before they start the work session with Framark Development.

Supervisor Calabrese discussed with the Planning Board that he would like them to start thinking of updating the Comprehensive Plan. He would like the board to start thinking about it this year and be working on it full swing next year. He does not feel that they need to re-invent the Comprehensive Plan, but update what was already done 10 years ago. We probably will need to hire some outside help to work on this. Supervisor Calabrese would like the Planning Board to think about this and get back to Chairman Harvey with the areas of the Comprehensive Plan that they feel need to be looked at and updated. Supervisor Calabrese believes there are three areas that are going to take some time to update. They are lakefront issues, parks and recreation and subdivisions. Supervisor Calabrese believes that there are many pressing issues with the zoning in the Town of Gorham that need to be addressed. Within the next 18 months he would like to see some new regulations in place addressing some of the issues. One example is to limit the number of building permits per year for new homes.

Mark Epling, from Framark Development presented the board with a plan showing the corrected setbacks of 25' on the front 25' on the rear and 10' on the sides. Mr. Epling also presented some of the building pads plotted on the pie

shape lots showing that they will fit on the lots and meet all setbacks.

Chairman Harvey stated that he would also like to see a reasonable size deck placed on the plot showing that they will fit without a variance.

A draft copy of Covenants, Conditions and Restrictions was presented to the board, and was reviewed & discussed.

Recreation vehicles were discussed. Mr. Epling stated that he does not see a problem with a pop up camper but there would not be room for a large RV. It was suggested that some dimensional criteria be set for RV's that would be allowed.

Building Development Standards were discussed at length. The most common homes will be around 1600 square feet. They plan on building a two story 1600 square foot model home. The market they expect to attract is retirees and empty nesters. The Planning Board would like to see a mix of sizes and types of homes in the development and would like to have some percentages of the mix set by the developer to insure the development is not going to over burden the Town or the School District with an over abundance of low income housing. Multiple builders were mentioned by the developer. The Planning Board does not have a problem with multiple builders but does want each builder to build to the same standards and specifications set by the developer and approved by the Planning Board.

Basements were discussed. It was decided that a slab on grade would be allowed and the document needs to be changed to reflect this.

Suzanne Baughman-Craugh expressed that she has lived in this area for 20 years and her property value has tripled. She feels that the price values that they are estimating are extremely low and thinks they should not underestimate the value of what they have.

Chairman Harvey explained to Mr. Epling that any materials that he would like considered as part of his application would need to be on file with the Town of Gorham Zoning Office at least 5 business days in advance of the meeting of September 24, 2007.

Elmer Adkins questioned the 50 foot right of way at Deep Run Cove.

Mr. Epling, at the last meeting stated that the right of way would not be transferred when each lot is sold. He will retain the right of way as long as he owns a piece of the property. Nothing that gets transferred will have the right of way clause in the deeds.

The meeting was adjourned at 8:18 PM.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary