

MINUTES
TOWN OF GORHAM PLANNING BOARD
February 4, 2009

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

EXCUSED: Mr. Frankish Mr. McCadden

ALSO PRESENT: Councilwomen Adams-Anderson
 Bob Corby from Clark Patterson Lee

Chairman Harvey called the meeting to order at 7:30 PM.

The Comprehensive Plan Update Committee met. Bob Corby, from Clark Patterson Lee distributed minutes from the Gorham Comprehensive Plan Farmland Protection Plan Meeting. A schedule of meetings was set. The next Farmland Protection Plan meeting was set for February 18, 2009, at 1 PM in the Gorham Town Hall. The next Comprehensive Plan Update Committee was set for March 4, 2009, at 7:00 PM in the Gorham Town Hall. A Public Informational Comprehensive Plan meeting was set for March 25, 2009, at 7:00 PM in the Gorham Town Hall.

The Town of Gorham Comprehensive Plan January 2009, Draft Report was reviewed and discussed at length. Many additions, deletions and corrections were made.

Ms. Watkins made a motion to approve the December 22, 2008, minutes as submitted. Mr. Atkins seconded the motion, which carried unanimously.

The Residential Housing Growth Cap Policy was discussed.

Chairman Harvey had the following comments and suggestions:

1. Separate out the Comprehensive Plan update from the implementation local law.

2. Look at graph of housing values in town, compare with what has been built over the last 10 years. Do we need to consider granting permits on the basis of meeting needs, especially for middle &/or low income type housing? Twenty years ago the Town of Gorham passed a fair housing law.

3. Why reserve 20% for rural housing not in major subdivisions? Make it lower? Consider exempting housing units related to agricultural uses.

4. Purpose of 6 month review vs. basis for review. Just because there are a lot of developers banging on the door doesn't mean the Town should raise the limit.

5. Is 60 too many? Is code enforcement sufficient to handle work load?

6. Reason for cap:

- a. Add ability of school district to react to increase in residents.
- b. Add ability of town to implement its rural preservation program. Specifically, establishment of a growth border-need to ensure that growth doesn't spill past the border the town is trying to establish.

Chairman Harvey has an electronic copy of the draft of the Residential Housing Growth Cap Policy. He will start to make changes and have them ready for review at the next regular Planning Board meeting.

The next regular Planning Board meeting was scheduled for Wednesday March 4, 2009, at 7:00 PM at the Gorham Town Hall.

Montebello Estates Subdivision - Preliminary Subdivision approval has expired for Montebello Estates. The applicant must re-apply for preliminary approval. If the new application conforms with what is on file nothing new will be required. A new public hearing will be scheduled upon receipt of the new application and fee.

Mr. Farmer made a motion to adjourn the meeting at 10:15 PM. Mr. Atkins seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary