

Cumberland County Community Development Program
2014 CDBG Planning Program Application
Community Cover Page

Project Title South Gorham Village Master Plan

Lead Community Town of Gorham

Additional Communities None

Contact Information Name David C.M. Galbraith, Zoning Administrator

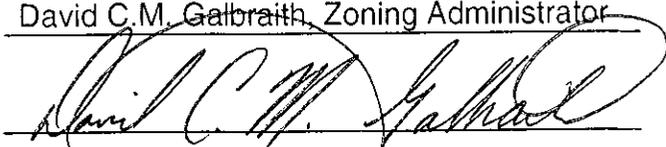
Address 75 South Street, Gorham Maine 04038

Email dgalbraith@gorham.me.us Tel 222-1621

Amount of CDBG Funds Requested \$21,000.00

Total Estimated Project Cost \$25,000.00

Name of Authorized Official David C.M. Galbraith, Zoning Administrator

Signature of Authorized Official 

**Cumberland County Community Development Program
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South Gorham Village Center Area

INTRODUCTION / STUDY AREA:

The Town of Gorham is seeking community planning funds to develop a master plan for the South Gorham Village Center Area. The general study area of South Gorham Village would include the land on both sides of the County Road / Route 22 in the vicinity of the intersection with South Street / Route 114. It would be bound on the west at Edgefield Road and to the east at Gorham Road / Route 114 in the Town of Scarborough. The northern boundary would be the Stroudwater River and the southern boundary would be parallel to the terminus of Blue Ledge Road. Attached are maps illustrating the general study area and the existing zoning and properties that have approved Contract Zones.

PROBLEM STATEMENT AND MASTER PLAN SCOPE:

The study area contains land currently zoned as Rural (R), Suburban Residential (SR) and land designated as Industrial (I). South Gorham Village has a diverse mix of uses including single and multi-family residential, commercial / office, agricultural, industrial, retail, and religious uses surrounded by residential neighborhoods / uses. A number of these uses preceded the adoption of the Town's Land Use Development Code and are considered legally non-conforming. Due to the large number of vehicles utilizing the County Road / Route 22 corridor the pressure to allow additional commercial development has increased. The corridor is exceptionally congested and experiences long traffic delays especially eastbound during the AM rush hour and westbound during the PM rush hour. The increased traffic and congestion continue to increase and is deteriorating the desirability of residential uses in the area and has increased the interest in converting the corridor area to allow commercial uses.

In the past two years this pressure has resulted in the Town Council approving a number of Contract Zones in the area which will allow a specified group of commercial and residential uses. Due to the increased pressure to allow commercial uses in the area and the adoption of the numerous Contract Zones the Town recognizes the need to develop a master plan for the area to evaluate existing land uses and zoning within the entire area to create a consistent pattern of development.

The master plan will also evaluate land use needs to identify and evaluate a range of potential solutions to improve transportation and make the area attractive, functional and economically viable. The master plan will assess the possible creation of a new zoning district, the development of design standards, the assessment of the existing roadway and pedestrian network and the development of recommendations to improve traffic movement in the area. The development standards should require that new buildings have a traditional village character and should be located on access drives or new streets where feasible to minimize curb cuts on County Road.

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The goals of the plan should also seek to: improve the aesthetic appeal of the South Gorham Village Center to enrich the livability and enhance the economic vitality of the community; develop a consistent, unified streetscape along County Road / Route 22; improve pedestrian, bicyclist and vehicular circulation and safety; provide for efficient and adequate parking without compromising aesthetics; develop implementable, cost-conscious recommendations; and develop regulatory and zoning measures and policies that encourage the desired pattern, mix and quality of buildings and uses.

The plan should also evaluate the feasibility of creating roundabouts at the South Street / Route 114 and County Road / Route 22 intersection and also the County Road / Route 22 and Gorham Road / Route 114 intersection within the Town of Scarborough to determine if the improvements would decrease traffic delays and increase mobility. The study should also evaluate the feasibility of installing a dedicated turning lane from County Road / Route 22 and Gorham Road / Route 114 intersection to South Street / Route 114. This improvement could also decrease traffic delays / back-ups by allowing through traffic to be unhindered.

The entire area is currently serviced by private sewer and wells although the Town has developed a long range plan to extend sewer and water to the South Gorham Village Center Area. Funding for the extension project is currently unavailable and each of the adopted Contract Zoned properties have committed to contributing monies towards the cost of the sewer and water extension as the properties are developed.

COMMUNITY'S READINESS TO PROCEED:

Due to the scope of the project the Town will need to work with a consultant to develop the plan. Although committed to the project, like most municipalities, the Town has ever growing budgetary constraints. The Town recognizes the ever present goal to maintain a reasonable tax rate while providing basic services and prioritizing our expenditures. Obtaining CDBG funds is critical as this project has not been fully funded at the local level. The Town Council is committed to this project, and at their January 21, 2014 public hearing passed Order #8416 (see attached Town Council Special Report and Town Clerk certification) which endorsed the Community Development Block Grant Planning Application of \$21,000. and authorized a local match of \$4,000.

STRATEGY FOR PROJECT COMPLETION:

Once the Town obtains funding for the plan update, we plan on hiring a consultant and establishing a committee with representatives of the public, business community, Town Staff and Town Councilors. We will evaluate existing physical conditions, and identify areas of improvement. We will develop recommendations and seek public feedback. Following plan adoption we will implement the plan. The Town is anxious to begin this exciting project and beginning the process as soon as funds are available.

**GORHAM TOWN COUNCIL
REPORT OF SPECIAL MEETING
JANUARY 21, 2014**

The Gorham Town Council held a special meeting on January 21, 2014 at 6:00 pm in the Burleigh H. Loveitt Council Chambers.

Roll Call; Present; Chairman Phinney, Councilors: Roullard, Moulton, Phillips, Benner, Hartwell. Town Manager David Cole and Town Clerk Jennifer Elliott.
Absent; Councilor Robinson.

Chairman Phinney started the meeting with the Pledge Allegiance to the Flag.

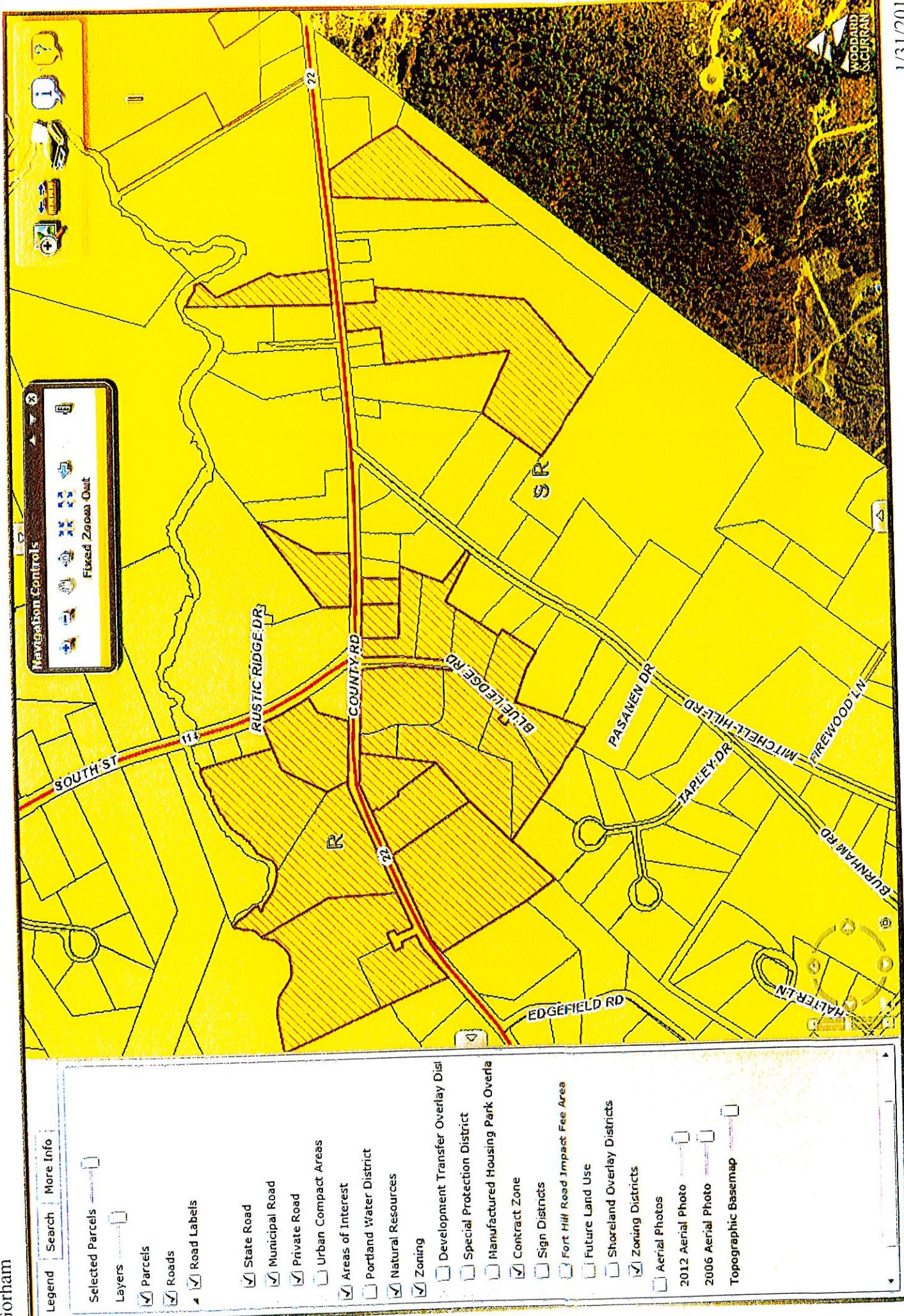
Item #8415 Moved by Councilor Phillips, Seconded by Councilor Roullard and Ordered, that the Town Council endorse an application for a Community Development Block Grant to reconstruct 2 existing sidewalks in Little Falls for a grant of \$237,280 and local matching funds from Gorham of \$59,320 for the total project cost of \$296,600, and
Be it Further Ordered, that the Town Council appropriate \$59,320 from the Rt. 25/114 Sidewalk Reserve Account to provide the Town's 20% local match. 6 years.

Item #8416 Moved by Councilor Moulton, Seconded by Councilor Phillips and Ordered that the Town Council endorse an application for a Community Development Block Grant for a Planning Grant to help the Town review the South Gorham area and facilitate zoning change to be consistent with the Town's Comprehensive Plan with grant funds of \$21,000 and local matched funds of \$4,000 for the total project cost of \$25,000, and
Be it Further Ordered, that the Town Council appropriate \$4,000 for the contingency account for the Town's local match. 6 years.

Moved by Councilor Moulton, Seconded by Councilor Phillips and VOTED to adjourn. 6 years
Time of adjournment 6:06 pm.

A True Record of Meeting

ATTEST 
Jennifer Elliott, Town Clerk

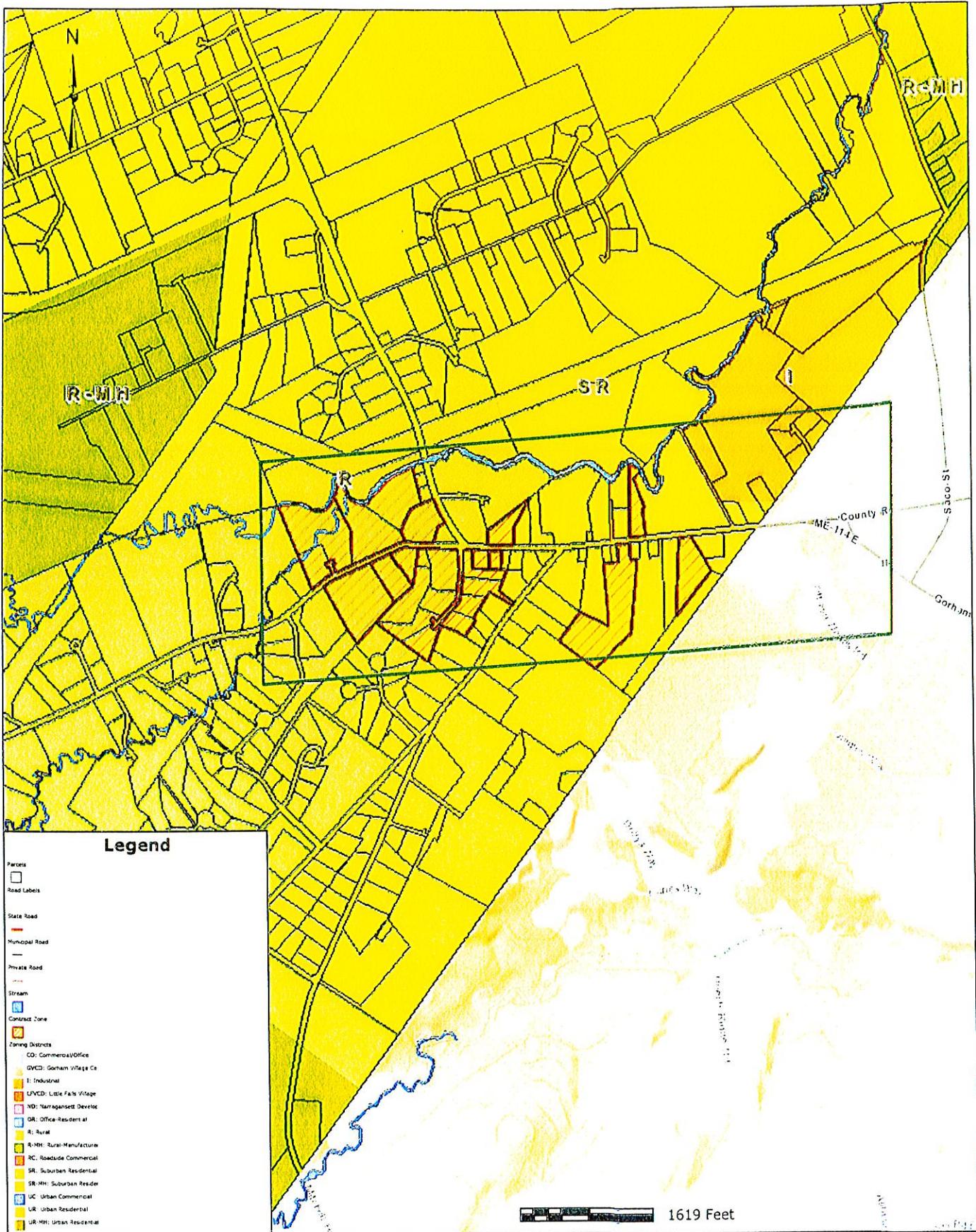


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 - Fort Hill Road Impact Fee Area
 - Future Land Use
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 - Zoning Districts
- Aerial Photos
 - 2012 Aerial Photo
 - 2006 Aerial Photo
 - Topographic Basemap



South Gorham Village Center - Study Area

**Town of Gorham,
Maine**

This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of information provided herein.