

# Town of Gorham

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PLANNING DEPARTMENT  
ROOM 251

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## GORHAM PLANNING BOARD June 22, 2009 RESULTS

### 1. APPROVAL OF THE JUNE 1, 2009 MINUTES APPROVED

### 2. PUBLIC HEARING (continued)

#### SITE PLAN/SPECIAL EXCEPTION - GORHAM ELEMENTARY SCHOOL -- OFF SEBAGO LAKE ROAD – BY GORHAM SCHOOL DEPARTMENT.

Request for Site Plan & Special Exception approval of a 550 student elementary school on the Stevens Farm off Sebago Lake Road with associated site improvements. (Zoned Rural and Suburban Residential; Map 53 / Lot 38 and Map 71 / Lot 1)

**APPROVED w/CONDITIONS OF APPROVAL**

### 3. PUBLIC HEARING

#### GRAVEL PIT AMENDMENT – GORDON SAND & GRAVEL, INC. – “GORDON PIT”

Request for approval of a Gravel Pit Amendment to revise the setback along the westerly portion of the site. Zoned Rural-Shoreland Protection Zoning (M86/L11).

**APPROVED w/CONDITIONS OF APPROVAL**

### 4. PUBLIC HEARING – PROPOSED AMENDMENTS TO CHAPTERS I, II, AND IV OF THE GORHAM LAND USE AND DEVELOPMENT CODE TO ADD “BED AND BREAKFAST, BED AND BREAKFAST ESTABLISHMENT, BED AND BREAKFAST ESTABLISHMENT WITH PUBLIC DINING AS AN ACCESSORY USE, AND INN” AS ALLOWED USES IN VARIOUS ZONING DISTRICTS. THESE AMENDMENTS INCLUDE PERFORMANCE STANDARDS FOR THE USE.

Proposed amendments to the Gorham Land Use and Development Code to add “Bed and Breakfast, Bed and Breakfast Establishment, Bed and Breakfast Establishment with Public Dining As An Accessory Use, and Inn” as allowed uses in the following Zoning Districts: Chapter I. Section VI - Urban Residential, VII - Suburban Residential, VIII - Rural, IX Village Centers District, Subsections 1 - Little Falls Village Center, and 2 - Gorham Village Center, Section X - Urban Commercial, XI - Roadside Commercial, XIII – Commercial Office, Section XIV – Office Residential and XVI - Narragansett Development District. Depending on the type of facility, these uses would fall under the home occupation, permitted use or special exception standards of the Districts within which they are located. Additional amendments are proposed to Chapter I, Section V – Definitions; Chapter II, General Standards of Performance, Section II, Parking Loading and Traffic, insertion of a new Section VIII – Bed and Breakfast Facilities (Bed & Breakfast, Bed & Breakfast Establishment, Bed & Breakfast Establishment with public dining facilities, and Inn), with the current Sections VIII, IX, and X being renumbered IX, X, and XI; and Chapter IV – Site Plan Review, Section II – Classification of Projects.

**RECOMMENDED TO TOWN COUNCIL FOR ADOPTION**

### 5. PUBLIC HEARING

#### MAJOR SITE PLAN AMENDMENT/SPECIAL EXCEPTION –74 COUNTY ROAD – BY BATEMAN PARTNERS, LLC.

Request for Major Site Plan Amendment and Special Exception approval by Bateman partners, LLC in association with Mercy Hospital to upgrade Lot 1, Unit 2, Stargazer Subdivision, to accommodate a Primary

Care/Quick-Care medical facility with associated site improvements. (Zoned Urban Residential; Map 3 / Lot 22.402).

**APPROVED w/CONDITIONS**

**6. SUBDIVISION AMENDMENT-FAIRVIEW ACRES/MAJOR SITE PLAN -VISTA PARK CONDOMINIUM/- MAJOR SITE PLAN -VISTA PARK CONDOMINIUM – UNIT 5/ – BY DESIGN DWELLINGS**

Request for approval of an amendment to the Fairview Acres Subdivision to create two new lots and review of a Major Site Plan application for the development of a 5-unit commercial/office condominium (Vista Park Condominium) to include 12,600 square feet of office space and 3200 square feet of retail with associated access drives and parking, and a Major Site Plan application for the construction of Building 5/Unit 5, a 3100 square foot office building. Zoned CO (M32 / L24.001).

**FAIRVIEW ACRES SUBDIVISION AMENDMENT - APPROVED PRELIMINARY SUBDIVISION PLAN**

**7. SUBDIVISION AMENDMENT/PRIVATE WAY APPROVAL -“FAIRFIELD WOODS”/“COPPERHEAD ROAD” – BY CHRIS DUCHAINE**

Request for approval of a proposed amendment to Lot 2 of the Fairfield Estates Subdivision Plan to create 3 new lots and approval of a private way plan for Copperhead Road to access the three new lots. Zoned R, SR, SZ (M79 / L3/4).

**DISCUSSED**

**8. SCHEDULE NEXT MEETING – JULY 20, 2009**

**9. ADJOURNMENT – 10:35 P.M.**