



**Community Development
Planning Division**

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CHAPTER 2, SECTION 2-4 A. - CLUSTERED RESIDENTIAL DEVELOPMENT

CLUSTERED RESIDENTIAL DEVELOPMENT APPLICATION

(MUST BE SUBMITTED WITH SUBDIVISION APPLICATION)

SHOW NET RESIDENTIAL CALCULATIONS HERE:

1. Steps:

- ☐ Conceptual Design Review:
 - ☐ Existing Resource Map
 - ☐ Landscape Architect or natural resource planner written narrative

<p>2. Preliminary plan:</p> <ul style="list-style-type: none"> <input type="checkbox"/> conforms with the purpose and intent of the Gorham Land Use Code and complies with all state and local codes <input type="checkbox"/> treats each building as an element in an overall plan for site development <input type="checkbox"/> the overall density does not exceed the net residential density permitted in the district <input type="checkbox"/> accessible to residents of the development; <input type="checkbox"/> usable for low intensity recreational uses) <input type="checkbox"/> includes designs for <ul style="list-style-type: none"> <input type="checkbox"/> building orientation (respects scenic vistas and natural resources) <input type="checkbox"/> streets, paths, roads, service and parking areas (safety, convenience) <input type="checkbox"/> drainage/erosion/stormwater <input type="checkbox"/> sewage disposal <input type="checkbox"/> adequate water supply (including fire protection) <input type="checkbox"/> underground utilities (very strongly encouraged) <input type="checkbox"/> recreation facilities <input type="checkbox"/> buffering/landscaping <input type="checkbox"/> building/locations (provide for natural light and ventilation) 	<ul style="list-style-type: none"> <input type="checkbox"/> ownership is: <ul style="list-style-type: none"> <input type="checkbox"/> single <input type="checkbox"/> joint <input type="checkbox"/> includes a dedication or common open space and a notation on the plan that reads: “There shall be no further subdivision of this land, nor building constructed upon it without further Planning Board approval and which would cause the net residential density to exceed the density permitted in the () District. <input type="checkbox"/> delineates common open space on the plan and includes the following plan notes: <ul style="list-style-type: none"> <input type="checkbox"/> “The common open space shall not be used for future building lots” or <input type="checkbox"/> “The common open space on this plan shall be dedicated to the Town for operation as a municipal recreational facility.” <input type="checkbox"/> provides for a Homeowners Association to oversee privately owned common space <input type="checkbox"/> provides covenants for mandatory membership <input type="checkbox"/> assigns the Homeowners Association with the responsibility for maintenance and operation of common facilities <input type="checkbox"/> establishes a mechanism to cover costs of maintenance in the common areas <input type="checkbox"/> provides for the developer to maintain control and be responsible for the maintenance of common areas until development sufficient to support the Association has occurred.
ADDITIONAL COMMENTS:	