



## Town of Gorham Planning Department

David C.M. Galbraith, *Zoning Administrator*  
[dgalbraith@gorham.me.us](mailto:dgalbraith@gorham.me.us)

Thomas M. Poirier, *Town Planner*  
[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620 / Fax: 207-839-7711

### GORHAM PLANNING BOARD MEETING

**July 16, 2018  
RESULTS**

**APPROVAL OF THE JUNE 4, 2018 MINUTES  
APPROVED – 7 AYES**

**CONSENT AGENDA – Private Way Review – Plowman Development Group** – request for approval of Mason Lane, a 584 foot private way to support two residential lots on property located at 29 McLellan Road, Map 5, Lot 11, Suburban Residential zoning district.  
**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL (6 AYES, ZELMANOW ABSTAINING)**

**ITEM 8 (TAKEN OUT OF ORDER) -Preliminary Subdivision Review - Design Dwellings** – request for preliminary approval of Douglas Woods Subdivision, a 14-lot subdivision located on South Street, Map 22, Lot 17, Suburban Residential zoning district.  
**DISCUSSED AND POSTPONED (7 AYES)**

**ITEM 1 Public Hearing - Site Plan Amendment Review - Hannaford's Supermarket & Pharmacy**- request for approval to: create a "Hannaford To Go" Park and Call pick-up area, relocate the CLYNK bottle return service from inside the building to a free-standing Redemption Unit and replace the existing signage and colors on the front of the building façade, on property located at 99 Main Street, Map 102, Lot 155, Urban Commercial zoning district.  
**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL (7 AYES)**

**ITEM 2 Public Hearing - Site Plan Amendment - Ben Lamarche and Cory Murray dba Standish MODBL Real Estate LLC** - request conversion of 77 South Street to a dental office with additional parking on property is located off South Street on Map 106, Lot 47.001, Urban Residential zoning district.  
**DISCUSSED AND POSTPONED (7 AYES)**

**ITEM 4 (TAKEN OUT OF ORDER) -Subdivision Amendment Review - Bramblewood, LLC** is request for a Subdivision amendment to Glenwater Subdivision to revise lot lines between lots 20 & 21, on property located off Grove Street, Map 99 Lot 61 and Map 101 Lot 21, Urban Residential zoning district.  
**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL (7 AYES)**

**ITEM 3 Public Hearing -Site Plan Amendment Review - Bramblewood, LLC** request for a Site Plan amendment to Glenwater Subdivision to increase the number of dwelling units from 10 to 18 in Cottage Court on property located off Grove Street, Map 99 Lot 61 and Map 101 Lot 21, Urban Residential zoning district.  
**MOVED TO FUTURE CONSENT AGENDA (7 AYES)**

**ITEM 5 Subdivision Amendment - Todd Bacon dba Southern Maine General Contracting** – request for approval of an amendment of a lot line between lots 28 and 29 on property located at 16 Pastore's Way, Map 81 Lot 27.129, Suburban Residential zoning district. **APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL (7 AYES)**

**ITEM 6 Final Subdivision Review - BNO, LLC (Normand Berube Builders)** - request for final approval of New Colony Settlement, a 6-lot residential subdivision on 18.16 acres, on property located between Route 25 and Brown Road, Map 57, Lot 1, Rural zoning district.  
**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL (6 AYES, ZELMANOW ABSTAINING)**

**ITEM 7 Preliminary Subdivision Review - Robert Hamblen** – request for preliminary approval of Harrison Lane, a 6-lot residential subdivision on 10.10 acres on property located off Libby Avenue, Map 47, Lot 23, Suburban Residential-Manufactured Housing zoning district.  
**CONTINUED TO AUGUST 6, 2018 PLANNING BOARD MEETING DUE TO OBSERVANCE OF 10:00 O’CLOCK RULE**

**ITEM 9 Pre-Application Discussion - Plowman Development Group, LLC** – request for a sketch plan discussion of a 16-unit condominium development (Grady Farm Subdivision) on property located at 136 South Street, Map 103, Lot 78, Urban Residential zoning district.  
**CONTINUED TO AUGUST 6, 2018 PLANNING BOARD MEETING DUE TO OBSERVANCE OF 10:00 O’CLOCK RULE**

**OTHER BUSINESS**                      **None**

**ANNOUNCEMENTS**                **None**

**ADJOURNMENT**                      **9:45 P.M.**