

**GORHAM PLANNING BOARD MEETING**

**May 6, 2019**

**RESULTS**

**APPROVAL OF THE APRIL 1, 2019 MEETING MINUTES**

**APPROVED 6 AYES (VINCENT GRASSI ABSENT)**

**CONSENT  
AGENDA**

**Final Subdivision Approval - Christensen, Kurt – Fort Hill Road Subdivision** – a request for approval of Fort Hill Road Subdivision, a four lot residential subdivision located off 765 Fort Hill Road, zoned R-MH, Map 85, Lot 14.

**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 6 AYES (VINCENT GRASSI ABSENT)**

**ITEM 1**

**Public Hearing – Zoning Amendment - Standards for Private Ways** – Proposed amendment to clarify the number of lots and dwelling units allowed on a private way.

**MOVED TO RECOMMEND ADOPTION BY THE TOWN COUNCIL WITH PLANNING BOARD CHANGES - 6 AYES (VINCENT GRASSI ABSENT).**

**ITEM 2**

**Public Hearing - Site Plan Review - Harvey Performance Company** – a request for approval to construct a two-phase manufacturing facility, with phase 1 consisting of a single story 76,887 square foot building, 1,300 foot access drive and 172 parking spaces, and phase 2 consisting of an additional 36,000 square feet to the building and 115 parking spaces, Zoned ND, Map 39, Lot 2.

**DISCUSSED AND POSTPONED - 6 AYES (VINCENT GRASSI ABSENT)**

**ITEM 3**

**Public Hearing - Final Subdivision/Site Plan Review - Plowman Development Group, LLC – Subdivision** – a request for approval of a 16-unit condominium development (Grady Farm Subdivision) located at 136 South Street, Zoned UR, Map 103, Lot 78.

**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 6 AYES (VINCENT GRASSI ABSENT)**

**ITEM 4**

**Public Hearing - Site Plan Amendment – Town of Gorham – Little Falls Recreational Facility** – a request for approval for a combined concessions/storage building and bathrooms at the Little Falls Recreation Facility, 688 Gray Road. Zoned UR-MH, Map 52, Lot 12.

**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 6 AYES (VINCENT GRASSI ABSENT)**

**ITEM 5**

**Public Hearing - Site Plan Amendment - First Russian Baptist Church – Garage Addition** – a request for approval for a 34' x 52' (1,664 square feet) garage at 211 Mosher Road, zoned SR, Map 49, Lot 10.

**DISCUSSED AND TABLED – 6 AYES (VINCENT GRASSI ABSENT)**

**ITEM 6**

**Public Hearing - Site Plan Amendment - Simona Shores Properties, LLC – Condominium Development** – a request for approval to add one additional duplex and a 35-foot extension to Simona Shores Drive, zoned UR/MH, Map 110, Lot 301-312.

**DISCUSSED AND POSTPONED – 6 AYES (VINCENT GRASSI ABSENT)**

**ITEM 7**

**Subdivision Amendment - Ralph Vance - Harrison Lane Subdivision** - a request for approval for a change of ownership of Harrison Lane Subdivision from Robert Hamblen to Ralph Vance Land Development. Zoned SR-MH, Map 47, Lot 23.

**APPROVED WITH FINDINGS OF FACT AND ONE CONDITION OF APPROVAL – 6 AYES (VINCENT GRASSI ABSENT)**

**ITEM 8**                    **Discussion – Land Use & Development Code Amendment** – Proposed amendment to Chapter 7, Section 7.2, to adopt the amended Middle School Facilities Impact Fee and Methodology  
**DISCUSSED AND TO BE SCHEDULED FOR FULL BOARD WORKSHOP**

**OTHER BUSINESS**                    **NONE**

**ANNOUNCEMENTS**                    **NONE**

**ADJOURNMENT**                    **10:05 P.M.**