



## Town of Gorham Planning Department

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### GORHAM PLANNING BOARD MEETING

July 18, 2019

(POSTPONED FROM JULY 15, 2019)

#### APPROVAL OF THE JUNE 3, 2019 MEETING MINUTES

APPROVED 4 AYES (GEORGE FOX, MOLLY BUTLER-BAILEY AND BRIAN PLOWMAN ABSENT)

- ITEM 1**      **Public Hearing – Contract Zone Amendment – Avesta** – proposed amendment to remove the reference to development on the undeveloped portion of Unit 3 to allow for development of multifamily housing on any portion of Unit 3. Zoned CZ-UR, Map 101, Lot 18 and 19.  
**MOVED TO TAKE OUT OF ORDER AND HEAR AFTER ITEM 5 – 4 AYES**  
**(GEORGE FOX, MOLLY BUTLER-BAILEY AND BRIAN PLOWMAN ABSENT)**
- ITEM 2**      **Public Hearing - Land Use and Development Code Amendment – Urban Farm Animals -**  
Amendment to allow one farm animal under 50 pounds to be kept on a lot with a lot area of under 40,000 square feet.  
**MOVED TO RECOMMEND ADOPTION BY THE TOWN COUNCIL WITH**  
**PLANNING BOARD CHANGES – 4 AYES (GEORGE FOX, MOLLY BUTLER-**  
**BAILEY AND BRIAN PLOWMAN ABSENT)**
- ITEM 3**      **Public Hearing - Land Use and Development Code Amendment – Adult-Use**  
**Marijuana** - Amendment to regulate the growing of personal adult-use marijuana.  
**MOVED TO RECOMMEND ADOPTION BY THE TOWN COUNCIL WITH**  
**PLANNING BOARD CHANGES – 4 AYES (GEORGE FOX, MOLLY BUTLER-**  
**BAILEY AND BRIAN PLOWMAN ABSENT)**
- ITEM 4**      **Public Hearing – Site Plan Amendment - Southern Maine Firewood - Dyer, James –**  
request for approval to construct a 32x50 foot two story storage, maintenance and office building at 16 Mitchell Hill Road. Zoned SR, Map 3, Lot 4.  
**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 4**  
**AYES (GEORGE FOX, MOLLY BUTLER-BAILEY AND BRIAN PLOWMAN**  
**ABSENT)**
- ITEM 5**      **Public Hearing – Subdivision/ Site Plan Amendment - Avesta Housing Development**  
**Corp.** – a request for approval to construct a 4-story, 22,520 square foot building to include 22 one-bedroom and 5 two-bedroom apartment units, located in the footprint of Building 3, which will be demolished. Zoned CZ-UR, Map 101, Lot 18 and 19.  
**DISCUSSED AND POSTPONED WITH SITE WALK TO BE SCHEDULED – 4**  
**AYES (GEORGE FOX, MOLLY BUTLER-BAILEY AND BRIAN PLOWMAN**  
**ABSENT)**
- ITEM 1**      **Public Hearing – Contract Zone Amendment – Avesta** – proposed amendment to remove the reference to development on the undeveloped portion of Unit 3 to allow for development of multifamily housing on any portion of Unit 3. Zoned CZ-UR, Map 101, Lot 18 and 19.  
**DISCUSSED AND POSTPONED - 4 AYES (GEORGE FOX, MOLLY BUTLER-**  
**BAILEY AND BRIAN PLOWMAN ABSENT)**

- ITEM 6      Public Hearing – Subdivision/ Site Plan - Flagship New Portland Road, LLC –** a request for approval of two duplex buildings consisting of 4 dwellings at 14 Spiller Road, Lot 5, Douglas Brook Subdivision. Zoned SR-MH, Map 77, Lot 50.  
**DISCUSSED AND POSTPONED – 3 AYES (MICHAEL RICHMAN RECUSED; GEORGE FOX, MOLLY BUTLER-BAILEY AND BRIAN PLOWMAN ABSENT)**
- ITEM 7      Public Hearing – Site Plan Amendment - First Russian Baptist Church -** a request for approval for a 34' x 52' (1,664 square feet) garage at 211 Mosher Road. Zoned SR, Map 49, Lot 10.  
**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 4 AYES (GEORGE FOX, MOLLY BUTLER-BAILEY AND BRIAN PLOWMAN ABSENT)**
- ITEM 8      Preliminary Subdivision Review – Chris Duchaine – Presumpscot Ridge Subdivision–** a request for approval of Presumpscot Ridge Road subdivision, a 4-lot cluster subdivision at 207 North Gorham Road, and upgrade to existing private way. Zoned SR-MH, Map 96, Lot 11 and 11.001.  
**DISCUSSED AND POSTPONED WITH SITE WALK TO BE SCHEDULED - 4 AYES (GEORGE FOX, MOLLY BUTLER-BAILEY AND BRIAN PLOWMAN ABSENT)**
- ITEM 9      Private Way Amendment – David Sawyer – Tanglewood Drive Extension –** a request for approval to extend Tanglewood Drive 20.19 feet to accommodate lot frontage for one lot. Zoned R, Map 42, Lot 13.  
**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL - 4 AYES (GEORGE FOX, MOLLY BUTLER-BAILEY AND BRIAN PLOWMAN ABSENT)**

**OTHER BUSINESS    NONE**

**ANNOUNCEMENTS NONE**

**ADJOURNMENT      9:11 P.M.**