



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING SEPTEMBER 9, 2019 RESULTS

APPROVAL OF THE AUGUST 5, 2019 MEETING MINUTES

APPROVED 3 AYES (MOLLY BUTLER-BAILEY AND MICHAEL RICHMAN ABSTAINING AS NOT HAVING BEEN PRESENT AT THE MEETING; SCOTT FIRMIN ABSENT; JAMES HALL ABSTAINING AS NOT HAVING BEEN A PLANNING BOARD MEMBER)

CONSENT AGENDA

East Coast Communications, LLC – Site Plan Amendment – a request for approval of a new materials laydown area, installation of replacement septic system and updated stormwater features. Zoned I, Map 29, Lot 2.008.

East Coast Communications, LLC – Subdivision Amendment – a request for approval of a subdivision amendment to the New Portland Parkway Subdivision located off New Portland Road and Libby Avenue, with an increased amount of impervious area allowed on Lot 2.008.

ITEMS APPROVED WITH CONDITIONS OF APPROVAL AND FINDINGS OF FACT – 4 AYES (SCOTT FIRMIN ABSENT; JAMES ANDERSON AND JAMES HALL ABSTAINING)

ITEM 1 Public Hearing – Zoning Amendment - Stinson, Walter – Amendment to the Land Use Map to change Map 32, Lot 19 from the Roadside Commercial Zone to the Industrial Zone.

RECOMMENDED ADOPTION OF THE AMENDMENT TO THE LAND USE MAP BY THE TOWN COUNCIL – 6 AYES (SCOTT FIRMIN ABSENT)

ITEM 2 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.

RECOMMENDED ADOPTION OF THE CONTRACT ZONE AMENDMENT BY THE TOWN COUNCIL WITH PLANNING BOARD CHANGES – 6 AYES (SCOTT FIRMIN ABSENT)

ITEM 3 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, to be located in the footprint of Building 3, which is to be demolished. Zoned CZ-UR, Map 101, Lot 18 and 19.

MOVED TO A FUTURE CONSENT AGENDA – 5 AYES (SCOTT FIRMIN ABSENT; JAMES HALL ABSTAINING)

ITEM 4 Public Hearing – Site Plan Amendment – Wagner, Michael - Ossipee Trail Gardens - request for after-the-fact approval for site plan expansion. Zoned R, Map 78, Lot 11-1.

DISCUSSED AND POSTPONED WITH SITE WALK TO BE SCHEDULED – 6 AYES (SCOTT FIRMIN ABSENT)

ITEM 5 Public Hearing - Final Subdivision/Site Plan Review – STJ, Inc. – Tow Path Road Condominiums – a request for approval of a 4 duplex condominium development of 8 units and associated parking and infrastructure off Tow Path Road. Zoned UR/MH, Map 111, Lot 63-401.

MOVED TO A FUTURE CONSENT AGENDA – 5 AYES (SCOTT FIRMIN ABSENT; JAMES HALL ABSTAINING)

ITEM 6 Pre – Application Discussion – Stinson, Walter – Self-Storage Facility/551 Main Street – a request for approval of a self-storage facility at 551 Main Street. Zone RC, Map 32, Lot 19.

DISCUSSED

ITEM 7 Pre – Application Discussion – McDaniel, Sarah – 129 Huston Road Lot Split – a request for approval to split 129 Huston Road into two parcels. Zoned R, Map 51, Lot 3-5.
DISCUSSED

OTHER BUSINESS NONE

ANNOUNCEMENTS NONE

ADJOURNMENT 9:49 P.M.