



Town of Gorham Planning Department

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

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GORHAM PLANNING BOARD MEETING

January 7, 2019

RESULTS

APPROVAL OF THE DECEMBER 3, 2018 MINUTES

APPROVED (3 AYES, 1 ABSTAIN – EDWARD ZELMANOW AS NOT HAVING BEEN PRESENT AT THE MEETING; 2 ABSENT – BRIAN PLOWMAN AND MICHAEL RICHMAN)

CONSENT AGENDA - Diversified Properties – Subdivision Amendment – a request for re-approval of 3rd Amendment to Gordon Farms to modify realignment of 50 foot right-of-way, originally approved 05/15/17. Zoned Rural, Map 45, Lot 23.422.

APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL (4 AYES, BRIAN PLOWMAN AND MICHAEL RICHMAN ABSENT)

ITEM 1: Public Hearing – Preliminary Subdivision/Site Plan - Plowman Development Group, LLC– a request for preliminary subdivision approval of a 16-unit condominium development (Grady Farm Subdivision) located at 136 South Street. Zoned UR, Map 103, Lot 78.
DISCUSSED AND POSTPONED (4 AYES, BRIAN PLOWMAN AND MICHAEL RICHMAN ABSENT)

ITEM 2: Public Hearing – Special Exception - RR AVE, LLC. – Peanut Gallery Daycare, Inc. – a request for special exception approval for a daycare facility to accommodate up to 80 children at 17 Railroad Avenue, Unit D. Zoned UC, Map 103, Lot 81.
DISCUSSED AND POSTPONED TO JANUARY 14, 2019 MEETING (4 AYES - BRIAN PLOWMAN AND MICHAEL RICHMAN ABSENT)

ITEM 3: Preliminary Subdivision - S.B. Enterprise – Tannery Brook Subdivision – a request for preliminary subdivision approval of Phase 2 of the Subdivision by extending Tannery Brook road to access 13 new single family lots, served by municipal water and individual subsurface sewage disposal systems. Zoned SR, Map 47, Lot 6.
APPROVED PRELIMINARY WITH FINDINGS OF FACT (3 AYES, 1 NAY – MOLLY BUTLER-BAILEY; BRIAN PLOWMAN AND MICHAEL RICHMAN ABSENT)

ITEM 4: Discussion – Zoning Amendment -Urban Farm Animals - a proposal to amend the Land Use and Development Code, Chapter 2 Section 2-12, allowing one farm (1) animal, under 50 pounds, to be kept on a lot with a lot area of under 40,000 square feet.
DISCUSSED AND FORWARDED TO BOARD'S ORDINANCE SUBCOMMITTEE FOR REVIEW AND RECOMMENDATION (4 AYES – BRIAN PLOWMAN AND MICHAEL RICHMAN ABSENT)

ITEM 5: Pre - Application Discussion - Harvey Performance Company – a request for sketch plan review for the construction of 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 30,000 square feet to the
CONTINUED TO JANUARY 14, 2019 PLANNING BOARD MEETING DUE TO OBSERVANCE OF 10:00 O'CLOCK RULE

ITEM 6: Pre-Application Discussion - STJ, Inc. – Tow Path Road Condominiums – a request for sketch plan review of a 4 duplex condominium development of 8 units and associated parking and infrastructure off Tow Path Road. Zoned Urban Residential-Manufactured Housing zoning

district, Map 111, Lot 63-401.

**CONTINUED TO JANUARY 14, 2019 PLANNING BOARD MEETING DUE TO
OBSERVANCE OF 10:00 O'CLOCK RULE**

ITEM 7: **Pre-Application Discussion - Duchaine, Chris – Subdivision** – a request for sketch plan review for Presumpscot Ridge Road subdivision, an 8-lot cluster subdivision at 207 North Gorham Road, and upgrade to existing private way. Zoned SR-MH, Map 96, Lot 11 and 11.001. The applicant is represented by Andrew Morrill, P.E., of BH2M Inc.

**CONTINUED TO JANUARY 14, 2019 PLANNING BOARD MEETING DUE TO
OBSERVANCE OF 10:00 O'CLOCK RULE**

OTHER BUSINESS

NONE

ANNOUNCEMENTS

The next Board meeting will be on January 14, 2019.

ADJOURNMENT

10:20 P.M.