



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

March 4, 2019

REVISED RESULTS

APPROVAL OF THE FEBRUARY 4, 2019 MEETING MINUTES

APPROVED (5 AYES; MOLLY BUTLER-BAILEY ABSTAINING AS NOT HAVING BEEN PRESENT AT THE MEETING)

REORGANIZATION OF THE BOARD

- A. **Ordinance Subcommittee:** Scott Firmin, Michael Richman, Brian Plowman
- B. **Comprehensive Plan Implementation Committee:** Molly Butler-Bailey, Vincent Grassi

ITEM 1 Public Hearing – Zoning Amendment - Pheasant Knoll Contract Zone - a proposal to amend Pheasant Knoll Contract Zoning Agreement between Kasprzak Landholdings, Inc. and The Town of Gorham.
MOVED TO RECOMMEND ADOPTION BY THE TOWN COUNCIL (6 AYES)

ITEM 2 Public Hearing – Zoning Amendment - Personal Services and Clinics – Proposed amendment to Chapter 1, Section 1-14, Office Residential District, to allow personal services and professional out-patient clinics in the Office Residential zone.
MOVED TO RECOMMEND ADOPTION BY THE TOWN COUNCIL (6 AYES)

ITEM 3 Non-Conforming Sign - Nouria Energy Little Falls LLC – a request for approval for a nonconforming sign at the Lil' Mart at 688 Gray Road. Zoned UR, Map 110, Lot 17.
APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL (6 AYES)

ITEM 4 Preliminary Subdivision/Site Plan Review - Plowman Development Group, LLC – 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 PRELIMINARY WITH CONDITIONS OF APPROVAL (3 AYES, 1 NAY – MOLLY BUTLER-BAILEY; BRIAN PLOWMAN AND VINCENT GRASSI RECUSED)

ITEM 5 Preliminary Subdivision/Site Plan Review - Kasprzak Landholdings, Inc. – Pheasant Knoll Condominiums Subdivision Phases 4-6 –Stonefield, Windswept and Winding Ridge Condominiums at Pheasant Knoll – a request for approval for 60 duplex condominium units. Zoned Contract Zone, Urban Residential and Shoreland Overlay, Map 46, Lot 11.004.
APPROVED PRELIMINARY (6 AYES)

ITEM 6 Final Subdivision Review - S.B. Enterprises – Tannery Brook Subdivision – a request for approval of Phase 2 of the Subdivision by extending Tannery Brook road to access 14 new single family lots, served by municipal water and individual subsurface sewage disposal systems. Zoned SR, Map 47, Lot 6.
APPROVED FINAL – (4 AYES, 1 NAY – MOLLY BUTLER-BAILEY; VINCENT GRASSI RECUSED)

ITEM 7 Pre – Application Discussion - Simona Shores Properties, LLC – 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. Inc.
CONTINUED to 03/18/19 meeting due to observance of 10:00 o'clock rule

ITEM 8 Discussion – Zoning Amendment – Personal Adult-Use Marijuana – Proposed amendment to regulate the growing of personal adult-use marijuana.
CONTINUED to 03/18/19 meeting due to observance of 10:00 o'clock rule

ITEM 9: Discussion – Zoning Amendment - Standards for Private Ways – Proposed amendment to clarify the number of lots and dwelling units allowed on a private way.
CONTINUED to 03/18/19 meeting due to observance of 10:00 o'clock rule

ANNOUNCEMENTS The Board will hold a second meeting on March 18, 2019 to hear those items not heard this evening.

ADJOURNMENT **10:15 p.m.**