

**PLANNING BOARD MEETING MINUTES
NOVEMBER 7, 2022**

MEMBERS PRESENT

**JAMES ANDERSON, CHAIRMAN
VINCENT GRASSI, VICE CHAIRMAN
DAVID BURROWS
SUSAN DURST
RUSSELL FRANK
SEVEN SIEGEL**

MEMBERS ABSENT

SCOTT HERRICK

STAFF PRESENT

**THOMAS POIRIER, DIRECTOR OF
COMMUNITY DEVELOPMENT
CAROL EYERMAN, TOWN PLANNER
DAMON YAKOVLEFF, ASSISTANT
TOWN PLANNER**

Chairman James Anderson called the meeting to order at 7:00 p.m. The roll was called, noting that Scott Herrick was absent.

Mr. Anderson recognized Scott Firmin for his service to the Town of Gorham on the Planning Board and presented a plaque of appreciation.

APPROVAL OF THE OCTOBER 3, 2022 PLANNING BOARD MINUTES

David Burrows MOVED and Vincent Grassi SECONDED a motion to approve the October 3, 2022 minutes as written and distributed. Motion CARRIED, 5 ayes (James Anderson abstaining as not having been present at the meeting; Scott Herrick absent).

COMMITTEE REPORTS

A. Ordinance Review Committee

Ms. Durst reported that this Committee had not met.

B. Comprehensive Plan Implementation Committee

Mr. Frank reported that the Committee met earlier in the evening and discussed various items, including setbacks, roads, vehicle trips, types of businesses that drive the vehicle counts, and lighting requirements. The Committee agreed that the item can come before the Board for a public hearing at its next meeting.

ADMINISTRATIVE REVIEW REPORT

Ms. Eyerman reported that one application has been received but has not yet been processed.

ITEM 1 Discussion – Land Use and Development Code and Zoning Map Amendment – South Gorham Crossroads – a proposed amendment to the Land Use and Development Code and Zoning Map to adopt the South Gorham Crossroads District.

Thomas Poirier, Director of Community Development, explained to the Board that a request had been received to include 3 lots, two of lots are owned by one individual and an abutting lot, in the South Gorham Crossroads District. Those lots are Map 23, Lot 15, Map 23, Lot 15-1 and Map 23, Lot 17. The three lots are located directly abutting the South Gorham Crossroads District along South Street in the vicinity of the CMP transmission corridor. Map 23, Lot 15 has 2 legally grandfathered commercial uses on the property with Map 23, and Lot 15-1 being vacant with no buildings and uses. The third lot, Map 23, Lot 17, has a single-family residence. Due to the location of the lots and the current uses located on the parcels, Town staff does not have any concerns with adding those parcels to the South Gorham Crossroads District. After the Planning Board decides on these lots the next step is to move forward with a public hearing at the Board's December meeting.

Susan Durst MOVED and Vincent Grassi SECONDED a motion to forward the proposed Zoning Amendment to the Land Use and Development Code and Zoning Map Amendment for South Gorham Crossroads to the next available Planning Board meeting for public hearing. Motion CARRIED, 6 ayes (Scott Herrick absent).

ITEM 2 Discussion – Land Use and Development Code and Zoning Map Amendment – Phase 3, Village Expansion – a proposed amendment to the Land Use and Development Code regarding Phase 3 of the Village Expansion District.

Mr. Poirier explained to the Board that this is the 3rd proposed phase of the Urban Residential Expansion District, which includes the area around Gray Road, Queen Street, and up to the Little River. The next step for this process would be a public hearing, unless the Board would like to send it to committee for review and comment.

Mr. Grassi said he believes it is ready to go to public hearing. Mr. Siegel and Mr. Poirier discussed DOT's Urban Compact and the Gray Road.

David Burrows MOVED and Russell Frank SECONDED a motion to forward the proposed Amendment to the Land Use and Development Code regarding Phase 3 of the Village Expansion District to the next available Planning Board meeting for public hearing. Motion CARRIED, 6 ayes (Scott Herrick absent).

ITEM 3 Discussion – Land Use and Development Code Amendment – Accessory Dwelling Units - a proposed amendment to the Land Use and Development Code to bring the Town's standards into conformance with the State of Maine's LD 2003, regarding Accessory Dwelling Units.

Mr. Poirier told the Board that this is the first phase for the Town to come into line with the State's LD 2003 regarding Accessory Dwelling Units or what Gorham's Code calls Accessory Apartments. What is before the Board is the minimum required to meet the State's new standards. Previously the Town required that all accessory dwellings be attached to single family homes; the State has determined that these units can be detached as well. The Town had parking standards for accessory apartments; the State said there can be no parking standards for accessory dwelling units. Mr. Poirier said he believes the amendment is ready for public hearing as the minimum required.

Ms. Durst asked if an accessory dwelling unit is required to have its own 200 feet of road frontage. Mr. Poirier said a detached dwelling unit is allowed on a property without double the road frontage. Ms. Durst confirmed that a detached accessory dwelling unit needs its own septic system.

Mr. Burrows asked if these units can be rented, either short term or long term. Mr. Poirier said there is no requirement for that.

Replying to Mr. Siegel, Mr. Poirier replied that the minimum standard is one, not two, as originally thought. Mr. Poirier answered Mr. Siegel's query about sprinkling saying that these units need to be sprinkled like any other dwelling unit in the Town to meet the Fire Suppression Ordinance as well as any State laws.

Susan Durst MOVED and Russell Frank SECONDED a motion to forward the proposed Land Use and Development Code amendment for accessory dwelling units to the next available Planning Board meeting for Public Hearing. Motion CARRIED, 6 ayes (Scott Herrick absent).

ITEM 4 Discussion – Contract Zone – Miranda and Michelle Marland – a request for a contract zone for 253 New Portland Road, specifically related to the setback requirements for dog kennels under the Land Use and Development Code. Zoned R-MH, Map 29, Lot 4.001.

Mr. Poirier told the Board that when the applicants bought the parcel it was in the Rural zoning district; however, as part of the Comprehensive Plan process, the parcel was rezoned to Suburban Residential. A dog kennel is now no longer a permitted use and there are setback issues as well. The applicants have hired Brandon Mazer, Esquire, of Perkins Thompson, who has drafted a proposed contract zone which has been reviewed by Town staff and the Town's attorney. Mr. Poirier said that staff's recommendation is that this be forwarded to one of the Board's committees for review and recommendations before coming back before the full Board for public hearing.

Brandon Mazer came to the podium and told the Board they will work with Town staff on the various items that need to be addressed. He said it is their intention to narrow their definition of a "training day care system" within the contract zone.

Mr. Anderson confirmed with Mr. Poirier that a Board committee review would involve identifying any performance standards, and notifying abutters so the committee can address any abutter concerns as part of the process, thereby streamlining the public hearing process.

David Burrows MOVED and Russell Frank SECONDED a motion to forward the proposed contract zone request for property at 253 New Portland Road, Map 29, Lot 4.001, to the Board's Ordinance Review Committee for review and recommendations. Motion CARRIED, 6 ayes (Scott Herrick absent).

Ms. Eyerman introduced Damon Yakovleff, the new Assistant Town Planner.

ITEM 5 Public Hearing – Site Plan Amendment – Town of Gorham School Department – a request for approval to add an additional modular building to the Narragansett School, consisting of 8 modular classrooms, bathrooms and office space. Zoned OR and UR, Map 26, Lot 4.

Ms. Eyerman advised the Board that this project has been before the Board before and proposes to add more than 2,000 square feet of floor area and will require special exception review. Many of those criteria are the same as in the site plan standards, except for the criteria dealing with fisheries. Financial capacity is pending by a vote at tomorrow's election.

Owens McCullough, Sebago Technics, introduced Norman Justice, School Department Facilities and Transportation Director. Mr. McCullough described the project as one addressing both program and future needs of the school. The project includes 8 classrooms for program expansions and future programs and will be served by bathrooms inside the classrooms. The new classrooms will be connected directly to the cafeteria. Students will enter through the existing entrance to the school and will not access the new classrooms from the outside. The buildings will meet all building code requirements with heat pumps, vinyl siding, nice interior finishes. There will be 2 points of emergency egress on the outside, to be used only in the case of emergencies, with everything else through interior hallways in the buildings. The site is served by public water and sewer, all extended from existing utilities within the building. The building will be completely sprinkled.

Mr. McCullough said the location is currently grass with the driveway to be relocated around the classrooms, still providing access to the boiler room and the cafeteria. The access road is primarily for this building but it does provide improved access to the athletic fields out back.

The only lighting that will be installed will be shielded LED lights at the 2 exit points for emergency safety.

Mr. McCullough said that this project is before the voters tomorrow; should it be approved, the goal would be to put out construction and bidding documents to be ready for spring construction. The project will bridge into the next school season, and the goal is to be poised to move forward as best possible. If the project is not approved, they would still like to have the plans ready to go in the event there could be Federal funding available.

Mr. McCullough said he believes that the staff review comments can be addressed easily, such as better clarifying erosion controls, drainage questions, Public Works' comment about the cross culvert, and comments from the Town's review engineer about such items as installing beehive grates in some of the grassed areas instead of traditional catch basins. No road names are proposed for the service drive. All drainage from this site goes into the wet pond that treats the drainage, as well as adding stone drip edges with under drained systems for added treatment.

PUBLIC COMMENT PERIOD OPENED: Phil Gagnon, Gordon Farms, expressed concern about the snow removal on the access drive and access for emergency vehicles on heavy snow days.
PUBLIC COMMENT PERIOD ENDED.

At Mr. Anderson's request, Ms. Eyerman explained that a review of the special exception standards is required because the school in its entirety is over 2,000 square feet and the addition is over 2,000

square feet. The special exception standards are 95% repetition of the site plan standards, with Standard 6 the only one that is different: "The proposed use will not result in damage to spawning grounds, fish, aquatic life, bird, or other wildlife habitat, and, if located in a shoreland zone, will conserve (a) shoreland vegetation; (b) visual points of access to waters as viewed from public facilities; (c) actual points of access to waters; and (d) natural beauty."

The site is not located near a water body, so the Finding is as follows:

Finding: The proposed use will not result in damage to spawning grounds, fish, aquatic life, bird, or other wildlife habitat, and, if located in a shoreland zone, will conserve (a) shoreland vegetation; (b) visual points of access to waters as viewed from public facilities; (c) actual points of access to water and (d) natural beauty.

Mr. Burrows, referring to Mr. Gagnon's concern about the access drive, asked about the use of the open space behind the proposed portables. Mr. Justice told the Board that the School Department purchased a larger loader for snow removal specifically for this complex, but if need be, the School Department cooperates with Public Works for assistance. School is not opened unless fire lanes and walkways are maintained.

Ms. Eyerman suggested that snow storage locations be located on the plans. Mr. Siegel and Mr. McCullough discussed the possible route the Fire Department could take to access the school. Mr. Anderson and Mr. McCullough discussed the stormwater flow, with Mr. McCullough explaining that all of the stormwater gets collected to the storm drain system, gravity fed, to the wet pond. The wet pond was built for the Narragansett School to treat stormwater, and was also sized to accommodate some future growth. Mr. Justice and Mr. Anderson discussed the existing primary electrical line, with Mr. Justice saying they will meet with CMP with a proposal to relocate that. Mr. Siegel and Mr. Justice discussed the possibility of selling these portables in the future to another school district.

Mr. Anderson confirmed with Ms. Eyerman that the remaining items can be handled as housekeeping items, with the exception of the vote still to be taken at the election.

Seven Siegel MOVED and Susan Durst SECONDED a motion to grant special exception approval to Town of Gorham School Department's request for site plan amendment approval to add a modular building for the property located at 284 Main Street on Map 26 Lot 4 in the Urban Residential zoning district with Findings of Fact and Conditions of Approval as written by the Town Planner. Motion CARRIED, 6 ayes (Scott Herrick absent).

David Burrows MOVED and Vincent Grassi SECONDED a motion to grant Town of Gorham School Department's request for site plan amendment approval to add a modular building for the property located at 284 Main Street on Map 26 Lot 4 in the Urban Residential zoning district with Findings of Fact and Conditions as written by the Town Planner. Motion CARRIED, 6 ayes (Scott Herrick absent).

ITEM 6 Master Sign Plan Amendment – ABBA Investment Realty, LLC – Village Mall - a request for approval to amend the master sign plan to include an additional 3' x 12' sign

between Goodwill and Burger King. Zoned OC, Map 102, Lot 144 and 146.

Ms. Eyerman explained that this amendment to add an additional sign that is 36 square feet in size and be put between the Goodwill and Burger King signs. Staff has reviewed the proposed sign amendment and sees no issues with the addition.

Aaron Manning, agent with Health Markets and current leasor of the space in question, came to the podium to discuss the item with the Board.

Mr. Anderson asked if this amendment changes the sign square footage allowed. Ms. Eyerman explained that signs can be changed out as new businesses come and go, so long as the master sign plan contains all the signs and the sizes and locations never change. In this case, there was never a sign approved at that location in the original master sign plan, so this amendment will change the master sign plan but will not change the overall limits for the master sign plan.

David Burrows MOVED and Vincent Grassi SECONDED a motion to approve ABBA Investment Realty, LLC's master sign plan amendment to include an additional 3'x12' sign between Goodwill and Burger King, in the Village Mall Shopping Center, located at Map 102, Lot 146, in the UR zoning district, based on Findings of Fact and Conditions of Approval as written by the Town Planner. Motion CARRIED, 6 ayes (Scott Herrick absent).

ITEM 7 Subdivision and Private Way – JDP, LLC – a request for approval of a residential subdivision and private way off Buck Street. Zoned SR, Map 76, Lot 42.

Ms. Eyerman advised the Board during the preliminary plan review and approval, the applicant stated that financial capacity would be shown at final plan review; however, the applicant is now requesting that it be postponed until construction of the private way as each lot is developed, or providing a bank letter to the Town Planner before the construction of the private way. The private way plan needs to be prepared by a land surveyor, with some additional details missing such as direction and length of the private way. Homeowners' association documents are required to be submitted, a requirement of the ordinance and requested as well by the Town's attorney. The paved apron detail needs to be provided by the Public Works Director. There are other outstanding comments are from the Planning Division, Fire Department, engineering and legal peer reviews.

Owens McCullough, Sebago Technics, appeared at the podium and told the Board they are appearing for final plan approval this evening. Mr. McCullough said that because financial capacity centers around the installation of the private way and they will move forward with either a performance guarantee or a letter of credit for the private way in place before the plans are signed. Properly signed and stamped plans will be provided for signature by the Board. The Homeowners' Association documents will be generated by the applicant's attorney, and will be centered around the maintenance of the private way. The entire roadway will be paved, so there will be no paved apron. A hydrogeologic assessment on the project, noting where septic systems could go.

Ms. Eyerman said the Public Works Director has requested \$2,500 per lot for future upgrades to Buck Street, which should be added to the conditions of approval. Mr. McCullough that sum would be paid for at the time a building permit application is requested.

PUBLIC COMMENT PERIOD OPENED: None offered.

PUBLIC COMMENT PERIOD ENDED.

Mr. McCullough confirmed with Mr. Anderson that the private way will be built to the Town's 7 to 10 lot private way standards, with the shoulders to be shown as paved and not gravel. Mr. McCullough pointed out those lots will be served by the private way as being Lots 3, 4, 6, 9, 10, 11, 12 and 13.

Ms. Eyerman replied to a query from Mr. Anderson that the letter of credit will be provided per Mr. McCullough's statement. Regarding the \$2,500 per lot requested by the Public Works Director, Mr. McCullough said that the requirement is best shown on the subdivision plan for full transparency to a prospective buyer. Ms. Eyerman said the wording can be similar to Condition of Approval #9, "Recreational and Middle School Impact fees shall be paid prior to receiving a building permit." After discussion, the Board concurred that the fee will be a per-lot fee as permits are pulled by the land owner. Ms. Eyerman suggested that "A \$2,500 per lot fee for Buck Street Road improvements shall be paid prior to receiving a building permit."

Vincent Grassi MOVED and David Burrows SECONDED a motion to grant final subdivision approval for JDP Estates, located on Map 76, Lot 42, in the SR zoning district based on Findings of Fact and Conditions of Approval as written by the Town Planner and amended by the Planning Board regarding the \$2,500 per lot fee. Motion CARRIED, 6 ayes (Scott Herrick absent).

David Burrows MOVED and Seven Siegel SECONDED a motion to grant private way approval for JDP Estates, located on Map 76, Lot 42, in the SR zoning district based on Findings of Fact and Conditions of Approval as written by the Town Planner and amended by the Planning Board. Motion CARRIED, 6 ayes (Scott Herrick absent).

ITEM 8 Subdivision – Lyndsay Hastings – a request for approval to split a lot at 73 Brackett Road. Zoned SR, Map 28, Lot 23.

Ms. Eyerman advised the Board that this is a request for both preliminary and final approval, with a waiver request to allow both in one evening. The application was put on hold for a time while the Town had rezoned the property to meet the Comprehensive Plan recommendation to change the zone to Urban Residential Expansion. Ms. Eyerman said that the Public Works Director did look at the culvert. The pipe is in good condition and if the driveway stays in the location on the current plan, then it will be adequate for the drainage.

Andrew Morrell, BH2M, appeared before the Board and said now the zoning issue has been resolved, the applicant wants to proceed and is asking for both preliminary and final approval at this meeting. Because of some past lot transactions within the last 5 years, this lot split triggers subdivision. The applicant resides at 73 Brackett Road, which was recently rezoned to the Urban Residential Expansion district, so the lot division can now move forward. The parcel north of this one was recently approved for a lot split by the Board, and the applicant is looking to split off Lot B2. Financial capacity documents have been submitted to the Town, a high intensity soil survey at the Class B level was done, and HHE200 documents have also been provided. Plans have been updated accordingly. A culvert will be provided at the wetland crossing of the driveway location

and will be shown on the plans. Mr. Morrell said he believes all of the Town's comments are minor in nature and easily addressed prior to the Board's signing the plans. Note #17 on the plans has been updated to address the waivers granted by the Board and to add the waiver being requested tonight for preliminary and final approval in one meeting.

PUBLIC COMMENT PERIOD OPENED: None offered.

PUBLIC COMMENT PERIOD ENDED.

Seven Siegel MOVED and Vincent Grassi SECONDED a motion to approve the requested waiver from Chapter 3, Section 3-3, C 15 to grant preliminary and final subdivision approval at the same meeting. Motion CARRIED, 6 ayes (Scott Herrick absent).

Mr. Morrell confirmed that the applicant is agreeable to all the Conditions of Approval.

David Burrows MOVED and Russell Frank SECONDED a motion to grant preliminary and final subdivision approval for Lyndsay Hastings' 73 Brackett Road Subdivision, located on Map 28, Lot 23-1 in the Urban Residential Expansion zoning district based on Findings of Fact and Conditions of Approval as written by the Town Planner. Motion CARRIED, 6 ayes (Scott Herrick absent).

ITEM 9 Private Way – Anthony Correale – a request for approval for a proposed private way off the end of Libby Avenue. Zoned SR, Map 50, Lot 12-2.

Ms. Eyerman explained that this request is for a proposed private way extension of the existing Libby Avenue. The applicant intends for this to be eventually a public road, and the Town Council approved at its last meeting the use of the public easement in the right-of-way to have the private way extension put over it. Proposed is a 49.7 foot right-of-way instead of the required 50 feet; Ms. Eyerman said the Town Attorney will provide an opinion on the allowances that the Planning Board can grant. Comments are pending from the Town's review engineer. Ms. Eyerman suggested that the applicant check in with the Public Works Director on the size of the road and other requirements.

Michael Skolnick of Archipelago Long appeared on behalf of the applicant and explained that in 1994 the Town discontinued the portion of Libby Avenue when it reaches the Correale property, all the way to Harding Bridge Road. In doing so, the Town retained the public easement over the road, which means that both property owners on both side actually own to the center line of the road, can be used as a means of public access and the Town can approve an extension and improvements where it retains the public easement. Mr. Correale is asking for an extension of Libby Avenue to build a single family residential property. It is proposed to extend the paved portion all the way to allow for necessary road frontage, including a hammerhead turnaround.

Mr. Skolnick explained that there is ditching on both sides of the road for stormwater, across the hammerhead there will be an 18 inch culvert, as well as the proposed driveway. Stormwater will run through ditches in the culvert on both sides to a level lip spreader that will actually drain on to Mr. Correale's property. The 49.7 foot width is what is shown for Libby Avenue, which the Public Works Director may be able to approve.

Mr. Burrows and Mr. Skolnick discussed the proposed driveway location and grading, as well as a location for the residence once a building permit has been applied for. In reply to Mr. Anderson, Ms. Eyerman said she will discuss the current road width with the Public Works Director.

Susan Durst MOVED and Vincent Grassi SECONDED a motion to table further review of Anthony Correale's request for private way extension approval pending responses to remaining issues. Motion CARRIED, 6 ayes (Scott Herrick absent).

ITEM 10 Pre-Application Discussion – Site Plan and Subdivision Amendment – James Francois – a request for approval for a mixed use building located at 560 Main Street. Zoned MC, Map32, Lot 24.

Ms. Eyerman explained that this area is now Mosher Corner Mixed-Use, with specific zoning ordinance performance standards that apply to this district, such as landscaping, buffering, parking, and architectural standards. The parcel is located within the Development Transfer Overlay zone which allows for this mixed use and density, and the applicant should state in the application or on the plan whatever it is choosing to use for development techniques. The Comprehensive Plan shows that there are endangered, threatened and special concern species occurrences and habitat buffers within this area.

Andrew Morrell, BH2M Engineers, appeared on behalf of the applicant and described the .6 acre parcel, bounded by Maine Optometry and Vista Park Subdivision. The applicant is proposing a two story building, with the first floor being four commercial units and up to 3 residential units on the second floor. The current zoning for this parcel allows for one apartment unit, so this would come under the Development Transfer Overlay to get additional apartment units. The lot will be served by public sewer and water and most likely underground electric. There are 21 parking spaces shown but that may change as the design is refined further.

This parcel was granted an administrative appeal from the Board of Appeals in 2017 for the front setback requirement, as shown in Note 15 on the plan. The building at present is shown on the plan at about 30 feet off the front setback line.

Discussions have been held with staff about interconnection with Maine Optometry and Vista Drive. Sidewalks have also been discussed and an in lieu fee would be considered in this case. Sight distance on to Route 25 will also need to be reviewed, to the right in particular for safety. The applicant's architect will address the required architectural standards. A 20 foot landscape buffer was placed on the back portion of this site as part of the Vista Park Subdivision approval; discussed with staff was going from landscaping to some type of fence. Also to be considered is the 50 front buffer requirement as the front setback was reduced. Potential shared access was also discussed with staff. Mr. Morrell summarized the 5 items he would like the Board to discuss this evening as interconnection with abutting lots, sidewalks, front and rear landscape buffers, driveway offset and any Development Transfer Overlay standards the Board would like to see addressed as they move forward.

Mr. Morrell confirmed to Mr. Anderson that this parcel is not part of the Vista Park Subdivision. Ms. Eyerman said that in this case the applicant and Town staff are looking at this as an opportunity to connecting with Vista Drive. Mr. Frank confirmed with Mr. Morrell that some of Vista Park's

lots have not been built. Mr. Morrell confirmed with Mr. Burrows that the house and barn on this parcel are gone. Mr. Siegel asked if the applicant has discussed combining the driveway with all the abutters. Mr. Morrell replied to Mr. Siegel that staff thought a sidewalk would be required along the frontage of this parcel, and staff and Public Works were going to come up with a cost for that. Ms. Eyerman said that the Town has had conversations about sidewalks leading from the corner of Mosher Road and Main Street, all the entire way to Cherry Hill Farm to and possibly in front of Sebago. Ms. Durst and Ms. Eyerman discussed the possibility of a fee in lieu, based on what the Public Works Director has in mind.

Mr. Anderson advised Mr. Morrell that the landscape counts should be tightened up for the reduced front buffer. Mr. Morrell said there is parking 5 feet into the 20 landscape buffer at the rear of the parcel. Mr. Anderson said the stockade fence could make sense, and the applicant is open to either a fence or a landscape buffer at the back of the parcel as originally approved.

Mr. Morrell told Mr. Anderson that the ordinance requires 400 separation between the two entrances, the abutting Chapman parcel and this one. Ms. Eyerman said that Mr. Morrell noted that the applicant has been speaking to the abutter about a combined access way, which could also help the parking situation. The original driveway will be used.

Mr. Burrows encouraged the building design be compatible with the surrounding area.

ITEM 11 Pre-Application Discussion – Jahrel Registe – Wood Road Subdivision and Private Way Extension – a request for subdivision and private way extension approval off Wood Road and Daisy Lane. Zoned R, Map 54, Lot 9-3.

Mr. Yakovleff described the proposed project and said the conventional subdivision is allowed in this zoning district, as well as clustered residential subdivision development. He said that Files Brook runs through a forested area on the northeast section of the parcel. A portion of this area is located within the mapped FEMA floodplain and is included in the town's shoreland overlay district. Numerous wetlands are shown on the sketch plan submitted with the application documents. No other significant habitat or historic resources are shown on the parcel in the Gorham Comprehensive Plan inventory or in the Beginning With Habitat maps provided by Maine Inland Forestry and Wildlife. Public Works has stated that Daisy Lane does not have a paved apron, so if this is part of Daisy Lane, a paved apron is completed before a Certificate of Occupancy is issued.

Peter Dalfonso appeared on behalf of the applicant. Mr. Dalfonso described the project, saying that the applicant owns 16.96 acres on which is proposed as a 3-lot subdivision, with a possible 4th lot later on. Proposed are two lots fronting off Daisy Lane, with a short extension in the future for a 4th lot.

Mr. Dalfonso confirmed to Mr. Anderson that the house shown on lot 1, along Wood Road, is being assigned to lot 1. Mr. Siegel confirmed that the house is at 102 Wood Road. Mr. Burrows confirmed that the house on lot 1 will be preserved. The existing hammerhead may have to be extended.

PUBLIC COMMENT PERIOD OPENED: Rick Beaumont, 39 Daisy Lane, spoke to the Board about deed issues and the current access allowed to Daisy Lane without permission of the Daisy Lane Association.

PUBLIC COMMENT PERIOD ENDED.

Ms. Eyerman answered a question from Mr. Anderson about the construction standard for Daisy Lane, saying that staff will confer with the Public Works Director about that issue and the current condition of the road. Ms. Eyerman said the Town Attorney can review the deed, as well as any road documents for Daisy Lane and any rights the applicant has to Daisy Lane. Mr. Beaumont told the Board Daisy Lane was done in 2013. Mr. Yakovleff explained that these 3 lots would be fronting off Daisy Lane, for a total of 7 lots, for a paved road standard. In reply to Ms. Durst, Mr. Dalfonso said the applicant is proposing a conventional subdivision. Ms. Eyerman confirmed with Mr. Dalfonso that the calculations need to be done for the extension of public water.


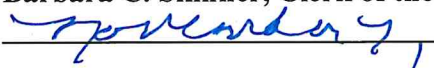
OTHER BUSINESS **None**

ANNOUNCEMENTS **None**

ADJOURNMENT

Seven Siegel MOVED and Susan Durst SECONDED a motion to adjourn. Motion CARRIED, 6 ayes (Scott Herrick absent). 10:06 p.m.

Respectfully submitted,


Barbara C. Skinner, Clerk of the Board
, 2022

