



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

May 7, 2018

The Gorham Planning Board will hold a regular meeting on Monday, May 7, 2018 at 7:00 p.m. in the Burleigh H. Loveitt Council Chambers at the Gorham Municipal Center, 75 South Street, Gorham, Maine.

AGENDA

APPROVAL OF THE APRIL 2, 2018 MINUTES

REORGANIZATION OF THE BOARD

- A. Election of Officers
- B. Committee Appointments

COMMITTEE REPORTS

- A. Ordinance Review Committee
- B. Comprehensive Plan Implementation Committee

CHAIRMAN'S REPORT

ADMINISTRATIVE REVIEW REPORT

CONSENT AGENDA:

Site Plan Review: Central Maine Power is requesting approval to upgrade the 34.5/12.47 kV Substation on Shaws Mill Road. The property is located on Shaws Mill Road on Map 81 Lot 32 in the Suburban Residential (SR) zoning district. The applicant's agent is Darrel H. Speed, P.E., of LaBella Associates.

ITEM 1: **PUBLIC HEARING**

Site Plan Amendment Review: Hannaford's Supermarket & Pharmacy is requesting approval to: create a "Hannaford To Go" Park and Call pick-up area, relocate the CLYNK bottle return service from inside the building to a free-standing Redemption Unit and replace the existing signage and colors on the front of the building façade. The property is located at 99 Main Street on Map 102 Lot 155 in the Urban Commercial (UC) zoning district. The applicant is represented by Darrin Stairs, P.E., of Stantec Consulting, Inc.

ITEM 2: **Subdivision Amendment Review: Maine Optometry** is requesting an amendment to the Fairview Acres Subdivision for lot line revisions and the addition of easements on Lot 1B for the benefit of Lot 1A. The property is located on the corner of Route 237 (Mosher Road) and Route 25 (Main Street) on Map 32 Lot 24.101 in the Commercial Office zoning district. The applicant is represented by Andrew Morrell, P.E., of BH2M.

ITEM 3: **PUBLIC HEARING**

Site Plan Amendment Review: Maine Optometry is requesting site plan review of a site plan amendment to Fairview Acres Subdivision. The property is located at the corner of Route 237 (Mosher Road) and Route 25 (Main Street) on Map 32 Lot 24.001 in the Commercial Office (CO) zoning district. The applicant is represented by Thomas Perkins, P.E., of Dirigo Architectural Engineering.

ITEM 4: **Subdivision Amendment Review: Dana & Kim Foster** are requesting approval of land swaps and easements at 22 Hope Road in the Sewell Subdivision. The property is located on Map 48 Lot 20.213 in the Suburban Residential zoning district. The applicant is self-represented.

- ITEM 5:** **Preliminary Subdivision Review:** **BNO, LLC (Normand Berube Builders)** is requesting approval of New Colony Settlement, a 6-lot residential subdivision on 18.16 acres. The property is located between Route 25 and Brown Road on Map 57 Lot 1 in the Rural (R) zoning district. The applicant's agent is William Thompson, P.E., of BH2M.
- ITEM 6:** **Preliminary Subdivision Review:** **Robert Hamblen** is requesting approval of Harrison Lane, a 6-lot residential subdivision on 10.10 acres. The property is located off Libby Avenue on Map 47 Lot 23 in the Suburban Residential-Manufactured Housing (SR-MH) zoning district. The applicant is represented by Tom Milligan, P.E., of Saco, ME.
- ITEM 7:** **Pre-Application Discussion:** **Bramblewood, LLC** is requesting a sketch plan discussion of a Subdivision & Site Plan amendment to Glenwater Subdivision to increase the number of dwelling units from 10 to 18 in Cottage Court. The property is located off Grove Street on Map 99 Lot 61 and Map 101 Lot 21 in the Urban Residential (UR) zoning district. The applicant is represented by Dustin Roma, P.E., of DM Roma Consulting Engineers.
- ITEM 8:** **Pre-Application Discussion:** **PAL, LLC** is requesting a sketch plan discussion of a 12-lot residential subdivision on ±115 acres. The property is located at 239 County Road on Map 15 Lot 25.001 in the Rural-Manufactured Housing (R-MH) zoning district. The applicant is represented by Jason Vafiades, P.E., of Atlantic Resource Consultants.
- ITEM 9:** **Pre-Application Discussion:** **Chase Custom Homes** is requesting a sketch plan discussion of Sawyer Estates, a 121-lot residential subdivision on 103.59 acres. The property is located off South Street on Map 21 Lots 10, 16 and 17.016 in the Rural (R) and Suburban Residential (SR) zoning districts. The applicant's agent is Andrew Morrell, P.E., of BH2M.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

<p><u>PLANNING BOARD RULES:</u> Section III. A. 11. No agenda item will be taken up at a meeting after 10:00 p.m. The lateness rule may be waived by consent of the majority of Board members present.</p>
