



Town of Gorham Planning Department

David C.M. Galbraith, *Zoning Administrator*
dgalbraith@gorham.me.us

Thomas M. Poirier, *Town Planner*
tpoirier@gorham.me.us

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038 Tel: 207-222-1620 / Fax: 207-839-7711

GORHAM PLANNING BOARD MEETING MARCH 20, 2017 RESULTS

APPROVAL OF MARCH 6, 2017 MINUTES

APPROVED (5 AYES; JAMES ANDERSON ABSTAINING AS NOT HAVING BEEN PRESENT AT THE MEETING, MICHAEL RICHMAN ABSTAINING AS NOT HAVING BEEN A BOARD MEMBER AT THE TIME OF THE MEETING)

CONSENT AGENDA

SUBDIVISION/SITE PLAN AMENDMENT – Design Dwellings – request for approval to amend Snowbird Condominiums to add 3 new units with approximately 1.07 acres on property located off Connor Drive in Allen Acres off Main Street, Map 26 Lot 7.225 and a portion of Map 108 Lot 4, Office Residential/Urban Commercial zoning districts.

SUBDIVISION/SITE PLAN REVIEW – Susan Duchaine, Inc. – request for approval of Ward Hill Condominiums, a 14-unit condominium project located at 346 Main Street, Map 108 Lot 4 and a portion of Map 108 Lot 3, Office Residential/Urban Residential zoning districts.

CONSENT AGENDA ITEMS APPROVED (6 AYES, MICHAEL RICHMAN ABSTAINING)

- ITEM 1 PREAPPLICATION (SKETCH PLAN) – Flagship Landscaping** – a request for approval of a 3rd amendment to relocate a landscaping business at 298 New Portland Road, Map 12 Lot 17.002, Industrial zoning district.
DISCUSSED
- ITEM 2 PUBLIC HEARING – Land Use and Development Plan** – Amendment to Chapter 1: Zoning Regulations, Section 1-8, Rural District, to add Landscape and Earthwork Contractors' yards as permitted uses in the Rural zoning district.
MOVED TO RECOMMEND AGAINST ADOPTION OF THE PROPOSED ZONING AMENDMENT TO CHAPTER 1: ZONING REGULATIONS, SECTION 1-8, RURAL DISTRICT, DUE TO THE PROPOSED AMENDMENT NOT BEING CONSISTENT WITH THE COMPREHENSIVE PLAN, BUT SHOULD THE TOWN COUNCIL MOVE TO RECOMMEND ADOPTION, THE PLANNING BOARD RECOMMENDS THE TOWN COUNCIL CONSIDER ADOPTING THE PLANNING BOARD'S AMENDED VERSION. (7 AYES)
- ITEM 3 DISCUSSION – Land Use and Development Code** – Amendment to Chapter 1: Zoning Regulations, Section 1-14, Office Residential District, to allow retail sales having a gross floor area of less than 4,000 sf and a traditional New England Village design, consistent with the recently updated Comprehensive Plan.]
DISCUSSED AND FORWARDED TO THE BOARD'S ORDINANCE SUBCOMMITTEE FOR REVIEW AND RECOMMENDATIONS.

OTHER BUSINESS **NONE**

ANNOUNCEMENTS **The Board's next meeting will be April 3, 2017.**

ADJOURNMENT **8:30 P.M.**