



## Town of Gorham Planning Department

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### GORHAM PLANNING BOARD MEETING

June 5, 2017

#### REVISED RESULTS

#### APPROVAL OF THE MAY 15, 2017 MINUTES

APPROVED (5 AYES – JAMES ANDERSON AND SCOTT HERRICK ABSENT)

#### CONSENT AGENDA

**Site Plan: Douglas Carter dba Carter's Development, LLC** request for approval to construct a new two-story, 2,880 sf building with 2 commercial areas on the first floor and 2 residential areas on the second floor on property located at 18 Elm Street, Map 102 Lot 165, Urban Commercial (UC) zoning district.

**Site Plan Amendment: Flagship Landscaping** request for a 3rd amendment to 298 New Portland Road to relocate its landscaping business on property located on Map 12 Lot 17.002, Industrial (I) zoning district.

**Subdivision and Site Plan Amendment: PTG Investment Trust** request for reapproval of 3 single family condominium units and 2 commercial units with 2<sup>nd</sup> floor apartments off Main Street and Garden Avenue on property located on Map 109 Lot 11, Urban Residential (UR) and Office-Residential (OR) zoning districts.

**Private Way Review: Steve Rich** request for approval for a private way (Tiara Drive) to serve 2 principal residences on a single lot on property located at 57 Hurricane Road, Map 93 Lot 15.003, Rural (R) and Manufactured Housing (MH) zoning districts.

APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 5 AYES (JAMES ANDERSON AND SCOTT HERRICK ABSENT)

**ITEM 1 Public Hearing - Land Use & Development Code: Amendment** to Chapter 1 Sections 1-5 and 1-8 and Chapter 2 Sections 2-2 and 2-16 to allow Agricultural Special Event Facilities in the Rural Zone.  
RECOMMENDED ADOPTION BY TOWN COUNCIL AS DRAFTED BY PLANNING BOARD – 5 AYES (JAMES ANDERSON AND SCOTT HERRICK ABSENT)

**ITEM 2 Public Hearing -- Site Plan Amendment Review: Shaw Earthworks** request for approval for a site plan amendment to add storage, parking and additional drive areas to their existing shop location on property located at 11 Cyr Drive in the New Portland Parkway Subdivision, Map 29 Lot 2.006, Industrial (I) zoning district.  
MOVED TO END OF MEETING - APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 5 AYES (JAMES ANDERSON AND SCOTT HERRICK ABSENT)

**ITEM 3 Subdivision Amendment Review: - Shaw Earthworks** request for approval of a 6<sup>th</sup> subdivision amendment to the New Portland Parkway Subdivision to revise the impervious area and wetland impacts located at 11 Cyr Drive on Map 29 Lot 2.005 and 2.006, Industrial (I) zoning district.  
MOVED TO END OF MEETING - APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 5 AYES (JAMES ANDERSON AND SCOTT HERRICK ABSENT)

**ITEM 4 Public Hearing- Site Plan Amendment Review: - Shucks Maine Lobster** request for approval to construct a 28,800 square foot lobster processing facility with associated site improvements at 65 Olde Canal Way on property located on Lot 3 of the Olde Canal Business Park, Map 34 Lot 3.003, Industrial (I) zoning district.  
APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 4 AYES (JAMES ANDERSON AND SCOTT HERRICK ABSENT; SCOTT FIRMIN ABSTAINING)

- ITEM 5    Public Hearing - Site Plan Review -61 Hutcherson Drive, LLC** is request for approval to construct two buildings with multiple units to lease for general commercial and industrial uses. The property is located at 61 Hutcherson Drive in the Gorham Industrial Park on Map 12 Lot 22.001, Industrial (I) zoning district. The applicant's agent is Silas Canavan, P.E., of Walsh Engineering Associates, Inc.  
**DISCUSSED AND POSTPONED PENDING RESPONSES TO REMAINING ISSUES – 5 AYES (JAMES ANDERSON AND SCOTT HERRICK ABSENT)**
- ITEM 6    Pre-Application Discussion - Subdivision Review: LBMP, LLC** proposal for a 5-lot subdivision (Douglas Estates Subdivision) on 10.7 acres on property located along Spiller Road, Map 77 Lot 50, Suburban Residential (SR) zoning district.  
**DISCUSSED (JAMES ANDERSON AND SCOTT HERRICK ABSENT)**
- ITEM 7    Pre-Application Discussion - Site Plan Review: National Attachments** proposal for a new commercial development at 29 Olde Canal Way, on property located on Lot 2 of the Olde Canal Business Park, Map 34 Lot 3.002 , Industrial (I) zoning district.  
**DISCUSSED (JAMES ANDERSON AND SCOTT HERRICK ABSENT)**
- ITEM 8    Pre-Application Discussion - Subdivision Review: Robert Hamblen** proposal for a 5-lot subdivision off Libby Avenue on Map 47 Lot 23, Suburban Residential-Manufactured Housing (SR-MH) zoning district.  
**DISCUSSED (JAMES ANDERSON AND SCOTT HERRICK ABSENT)**
- OTHER BUSINESS                      NONE**
- ANNOUNCEMENTS                  IF POSSIBLE, THE DATE FOR THE JULY PLANNING BOARD MEETING  
WILL BE CHANGED FROM JULY 3 TO JULY 10, 2017**
- ADJOURNMENT                      10:10 P.M.**