



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

September 18, 2017

RESULTS

APPROVAL OF THE AUGUST 7, 2017 MINUTES

APPROVED (4 AYES - MICHAEL RICHMAN ABSTAINING AS NOT HAVING BEEN PRESENT AT THE MEETING; SCOTT HERRICK ABSENT; MOLLY BUTLER BAILEY ABSTAINING AS NOT HAVING BEEN A BOARD MEMBER ON AUGUST 7, 2017)

CONSENT AGENDA

Site Plan Amendment Review - Maine Coast Kitchen request for approval to construct a 7,150 square foot condo-plex including parking, access ways, sidewalks and landscaping on Little Wing Lane on property located off New Portland Road, Map 12 Lot 12.001, Industrial zoning district.

APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 5 AYES (SCOTT HERRICK ABSENT, MOLLY BUTLER BAILEY ABSTAINING)

ITEM 1

Public Hearing - Land Use and Development Code - Amendment to Chapter 1: Zoning Regulations, addition of a new Section (Section 1-22), in order to rezone a portion of property on lower Main Street from Industrial District to Agricultural/Industrial District.

RECOMMENDED ADOPTION BY TOWN COUNCIL AS DRAFTED BY PLANNING BOARD WITH REVISED ZONING MAP – 6 AYES (SCOTT HERRICK ABSENT)

ITEM 2

Public Hearing - Land Use and Development Code -Amendment to Chapter 1, Section 1-5: Definitions, to amend the definitions of Day Care Homes and Day Care Centers to include adult day care.

RECOMMENDED ADOPTION BY TOWN COUNCIL – 6 AYES (SCOTT HERRICK ABSENT)

ITEM 3

Public Hearing - 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, Olde Canal Industrial zoning district.

APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 5 AYES (SCOTT HERRICK ABSENT, MOLLY BUTLER BAILEY RECUSED)

ITEM 4

Public Hearing - Site Plan Amendment Review - Marissa Ritz and Meghann Carasco proposal for a Day Care “Seedlings to Sunflowers” on Lot 1 Unit 1 of South Gorham Crossing. The property is located off County Road on Map 3 Lot 22.401 in the Hans Hansen Contract Zone.

DISCUSSED AND TABLED TO BOARD’S OCTOBER 2, 2017 MEETING – 6 AYES (SCOTT HERRICK ABSENT)

ITEM 5

Subdivision Amendment Review - National Attachments request for approval of a 2nd subdivision amendment to the Olde Canal Business Park Subdivision to revise the amount of wetland impacts on property is located at 29 Olde Canal Business Park, Map 34 Lot 3.002, Olde Canal Industrial zoning district.

APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 6 AYES (SCOTT HERRICK ABSENT)

ITEM 6

Preliminary Subdivision Review - W. A. One request for approval of a 9-lot subdivision on 41.5 acres on property located off Gordon Farms Road, Map 47 Lot 2, Rural zoning district.

APPROVED PRELIMINARY WITH FINDINGS OF FACT AS AMENDED BY THE PLANNING BOARD – 5 AYES (SCOTT HERRICK ABSENT, MOLLY BUTLER BAILEY RECUSED)

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- ITEM 7** **Preliminary and Final Subdivision Review - LBMP, LLC** – proposal for a 5-lot subdivision, Douglas Brook Subdivision, on 10.7 acres on property located along Spiller Road, Map 77 Lot 50, Suburban Residential zoning district.
APPROVED PRELIMINARY AND FINAL WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL AS AMENDED BY THE PLANNING BOARD – 6 AYES (SCOTT HERRICK ABSENT)
- ITEM 8** **Land Use and Development Code Amendment** to prohibit Retail Marijuana Establishments, including retail marijuana stores, retail marijuana cultivation facilities and retail marijuana products manufacturing and testing facilities, and Retail Marijuana Social Clubs.
DISCUSSED AND REFERRED TO PLANNING BOARD ORDINANCE COMMITTEE FOR REVIEW AND RECOMMENDATIONS – 6 AYES (SCOTT HERRICK ABSENT)
- ITEM 9** **Pre-Application - Normand Berube Builders** – proposal for a 9-lot residential subdivision on 18.16 acres between Route 25 and Brown Road on property located on Map 57 Lot 1, Suburban Residential zoning district.
DISCUSSED
- ITEM 10** **Pre-Application - Design Dwellings Inc.** – proposal for a 14-lot residential subdivision, Douglas Subdivision, on 33.99 acres off Route 114 on property located on Map 22 Lot 17, Suburban Residential zoning district.
DISCUSSED
- OTHER BUSINESS** **NONE**
- ANNOUNCEMENTS** **The next meeting of the Planning Board will be on October 2, 2017.**
- ADJOURNMENT** **10:35 P.M.**