



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

February 5, 2018

RESULTS

APPROVAL OF THE JANUARY 8, 2018 MINUTES

APPROVED – 4 AYES (EDWARD ZELMANOW ABSENT; SCOTT FIRMIN AND SCOTT HERRICK ABSTAINING AS NOT HAVING BEEN PRESENT AT THE MEETING)

ITEM 1 Public Hearing - Land Use and Development Code - Amendment to allow mobile vending units in the Roadside Commercial, Industrial, Narragansett Development, Agricultural/Industrial, Urban Commercial and Gorham Village Center zoning districts subject to specific Performance Standards.
RECOMMENDED ADOPTION BY TOWN COUNCIL AS AMENDED BY THE PLANNING BOARD – 6 AYES (EDWARD ZELMANOW ABSENT)

ITEM 2 Public Hearing - Site Plan Amendment/Subdivision Review - Kara Estey and Zeb Ellis –request for approval to convert an existing structure into 5 apartment units with proposed patio, deck areas and new unit entrances on property located at 19 Flaggy Meadow Road in the former Biodiversity building, Map 105 Lot 32, Urban Residential (UR) zoning district.
DISCUSSED AND TABLED – 6 AYES (EDWARD ZELMANOW ABSENT)

ITEM 3 Preliminary Subdivision Review: BNO, LLC – request for approval for a 6-lot subdivision, “New Colony Settlement.” on 18.16 acres between Route 25 and Brown Road, located on Map 57 Lot 1, Suburban Residential (SR) zoning district.
DISCUSSED AND POSTPONED – 6 AYES (EDWARD ZELMANOW ABSENT)

ITEM 4 Subdivision Amendment Review - Simon Willcox – request for approval to revise the location for placement of a single-family house, driveway, septic system, and re-delineated wetland boundaries on property located in Norlek Heights Subdivision at 7 Sugar Way, Map 75 Lot 9.111, Suburban Residential-Manufactured Housing (SR-MH) zoning district.
APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 6 AYES (EDWARD ZELMANOW ABSENT)

ITEM 5 Pre-Application Discussion: Mega Industries is requesting a sketch plan review of a 6,230 sf building expansion in the Gorham Industrial Park. The property is located at 28 Sanford Drive on Map 12 Lot 33.014 in the Industrial (I) zoning district.
DISCUSSED

ITEM 6 Discussion - Land Use and Development Code - amendment to Chapters 1 and 3 on subdivision requirements for high intensity soils surveys.
MOVED TO FORWARD ITEM TO TOWN COUNCIL FOR CONSIDERATION AS AN AMENDMENT TO THE LAND USE AND DEVELOPMENT CODE – 6 AYES (EDWARD ZELMANOW ABSENT)

OTHER BUSINESS	NONE
ANNOUNCEMENTS	NONE
ADJOURNMENT	8:30 P.M.