



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

January 9, 2017

RESULTS

APPROVAL OF THE DECEMBER 5, 2016 MINUTES

APPROVED - 5 AYES (SCOTT HERRICK ABSTAINING AS NOT HAVING BEEN PRESENT AT THE MEETING)

- ITEM 1 PUBLIC HEARING - Preliminary & Final Subdivision/Site Plan Review: Great Falls Construction Inc.** - request for subdivision and site plan approval for a 5 story, 24,761 square foot multi-use building at 7 Railroad Avenue, having a first level bowling facility with food and beverage services; first level commercial/retail space; recreation space; and studio, 1 and 2 bedroom apartments with associated parking, located at 7 Railroad Avenue, Map 103 Lot 81, in the Urban Commercial and Contract Zone zoning districts.
APPROVED PRELIMINARY AND FINAL WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL - 6 AYES.
- ITEM 2 Final Subdivision Review - Normand Berube Builders** – request for approval of a 6-lot subdivision on approximately 17.67 acres, located off County Road on Shiers Meadows Drive, Map 4 Lot 4.001, in the Rural (R) zoning district.
APPROVED FINAL WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL - 6 AYES.
- ITEM 3 Preliminary and Final Subdivision Review - STJ, Inc.** – request for approval for Jane’s Woods, a 9-lot subdivision with a public road on 14.94 acres, located between Files Road and Line Road, Map 74 Lot 4, Suburban Residential (SR) zoning district.
APPROVED PRELIMINARY AND FINAL WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 6 AYES
- ITEM 4 Preliminary Subdivision Review - John Peters LLC** - request for approval of Webb Farm, a 7-lot residential development on 12.14 acres, located off Clay Road, Map 54 Lot 19.101, Rural (R) zoning district.
APPROVED PRELIMINARY – 6 AYES
- ITEM 5 Pre-Application Discussion - Shaw Earthworks** - request for Subdivision and Site Plan amendment approval to add storage, parking and additional drive areas to the existing shop location on property located at 11 Cyr Drive, New Portland Parkway Subdivision. Map 29 Lot 2.006, Industrial (I) zoning district.
DISCUSSED
- ITEM 6 Pre-Application Discussion - 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 (I) zoning district.
DISCUSSED
- ITEM 7 Pre-Application Discussion - Southern Maine General Contracting** – request for approval of a site plan amendment to Pyaevna Meadows Subdivision to construct a driveway directly off Route 114, Independent of Pastore’s Way, located at 664 Fort Hill Road, Map 81 Lot 27.128, Suburban Residential (SR) zoning district.
DISCUSSED
- ITEM 8 DISCUSSION - Land Use & Development Code Amendment** to Chapter 2 Section 3 Signs to allow rotating barber poles.
SET FOR PUBLIC HEARING AT NEXT PLANNING BOARD MEETING

OTHER BUSINESS NONE

ANNOUNCEMENTS NONE

ADJOURNMENT 9:50 P.M.