



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING

December 5, 2016

The Gorham Planning Board will hold a regular meeting on Monday, December 5, 2016 at 7:00 p.m. in the Burleigh H. Loveitt Council Chambers at the Gorham Municipal Center, 75 South Street, Gorham, Maine.

### AGENDA

#### APPROVAL OF THE NOVEMBER 7, 2016 MINUTES

#### COMMITTEE REPORTS

- A. Ordinance Review Committee
- B. Streets and Ways Sub-Committee

#### CHAIRMAN'S REPORT

#### ADMINISTRATIVE REVIEW REPORT

**CONSENT AGENDA**     **Subdivision Amendment: Gregoire, James and Sharon** are requesting approval to amend the previously approved 6-lot Wilson Field Subdivision to relocate the proposed underground utilities. The property is located off Brackett Road & Snowberry Drive on Map 28 Lots 7.001 & 7.002 in the Rural-Manufactured Housing (R-MH) zoning district. The applicant's agent is William Thompson, P.M. of BH2M.

**ITEM 1:**     **PUBLIC HEARING**  
**Site Plan Review: Sebago Brewing Company** is requesting approval of a facility to accommodate a brewery, tasting room, event/function center, warehousing and corporate offices on a 6.05 acre portion of the Shaw parcel on Route 25, 616 Main Street. The property is located on Map 32 Lot 12 in the Industrial (I) zoning district. The applicant's agent is Andrew Morrell, P.E. of BH2M.

**ITEM 2:**     **PUBLIC HEARING**  
**Preliminary Subdivision/Site Plan Review: Great Falls Construction Inc.** is requesting site plan approval for a 5 story, 23,822 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. The property is located at 7 Railroad Avenue on Map 103 Lot 81 in the Urban Commercial (UC) zoning district. The applicant's agent is Owens McCullough, P.E. of Sebago Technics.

**ITEM 3:**     **Preliminary Subdivision Review: Normand Berube Builders** is requesting approval of a 6-lot subdivision on approximately 17.67 acres. The property is located off County Road on Shiers Meadow Drive on Map 4 Lot 4.001 in the Rural (R) zoning district. The applicant's agent is Andrew Morrell, P.E. of BH2M.

#### OTHER BUSINESS

#### ANNOUNCEMENTS

#### ADJOURNMENT

**PLANNING BOARD RULES:** Section III. A. 11. No agenda item will be taken up at a meeting after 10:00 p.m. The lateness rule may be waived by consent of the majority of Board members present.