



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING

November 7, 2016

The Gorham Planning Board will hold a regular meeting on Monday, November 7, 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 OCTOBER 17, 2016 MINUTES

#### COMMITTEE REPORTS

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

#### CHAIRMAN'S REPORT

#### ADMINISTRATIVE REVIEW REPORT

##### ITEM 1: PUBLIC HEARING

Land Use and Development Code: Amendment to reformat the Land Use and Development Code from a Roman numeral system to a more conventional numbering system.

##### ITEM 2: PUBLIC HEARING

Site Plan: Sebago Brewing Company is requesting approval of a facility to accommodate a brewery, tasting room, event/function center, warehousing and corporate offices on a 4.45 acre portion of the Shaw parcel on Route 25, 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 3: PRELIMINARY REVIEW

Subdivision: STJ, Inc. is requesting approval for Jane's Woods, a 9-lot subdivision with a public road and on 14.94 acres. The property is located between Files Road and Line Road on Map 74 Lot 4 in the Suburban Residential (SR) zoning district. The applicant's agent is Andrew Morrell, P.E. of BH2M.

##### ITEM 4: PRE-APP DISCUSSION

Site Plan: Greg & Angela Fall are requesting approval to complete the lower level of the building at 380 Main Street for additional commercial office space. The property is located at the corner of Main Street and Libby Avenue on Map 109 Lot 1.001 in the Office Residential (OR) zoning district. The applicant is self-represented.

##### ITEM 5: PRE-APP DISCUSSION

Site Plan: Doug Carter is requesting 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. The property is located at 18 Elm Street on Map 102 Lot 165 in the Urban Commercial (UC) zoning district. The applicant is self-represented.

#### 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.