



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

November 5, 2018

RESULTS

APPROVAL OF THE OCTOBER 1, 2018 MINUTES

APPROVED 5 AYES (GEORGE FOX ABSTAINING AS NOT HAVING BEEN PRESENT AT THE MEETING; BRIAN PLOWMAN ABSTAINING AS NOT HAVING BEEN A MEMBER AT THE TIME OF THE MEETING)

- ITEM 1 Public Hearing - Major Site Plan Amendment – MN8 Properties, LLC** – a request for approval for a proposed expansion at 502 Main Street, with a 1748 sf building addition, 1850 sf of new parking area and associated landscaping, septic and sign changes, Map 31, Lot 1, Commercial Office zoning district.
APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL (6 AYES, BRIAN PLOWMAN RECUSED)
- ITEM 2 Public Hearing – Preliminary Subdivision and Site Plan - Plowman Development Group, LLC** – request for preliminary approval of a 16-unit condominium development (Grady Farm Subdivision) on property located at 136 South Street, Map 103, Lot 78, Urban Residential zoning district.
POSTPONED WITH SITE WALK TO BE SCHEDULED (6 AYES, BRIAN PLOWMAN RECUSED)
- ITEM 3 Public Hearing - Gravel Pit Amendment – Dearborn Brothers, LLC** - a request for approval to amend the Lewry/Walker/Grant gravel pit to transfer owner/operator, to reduce gravel pit operations, and to remove two homes with associated land from existing site plans for property located at 629 Fort Hill Road, M83/L4, 7, and 13, Rural zoning district .
APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL (7 AYES)
- ITEM 4 Public Hearing - Land Use and Development Code: Amendment** to Chapter 2, Section 2-11, to remove certain fire protection water supply requirements.
RECOMMENDED ADOPTION BY TOWN COUNCIL WITH PLANNING BOARD REVISIONS (7 AYES)
- ITEM 5 Public Hearing - Land Use and Development Code: Amendment** to allow a new Small Dwellings Overlay District.
RECOMMENDED ADOPTION BY TOWN COUNCIL WITH PLANNING BOARD REVISIONS AND REVISED ZONING MAP (7 AYES)
- ITEM 6 Pre-Application Discussion - Subdivision – Chris Duchaine - Presumpscot Ridge Road** - a request for sketch plan discussion of a 5 lot cluster subdivision located at 207 North Gorham Road, Map 96, Lots 11 and 11.001, Suburban Residential-Manufactured Housing zoning district.
DISCUSSED WITH SITE WALK TO BE SCHEDULED (7 AYES)

OTHER BUSINESS NONE

ANNOUNCEMENTS NONE

ADJOURNMENT 9:15 PM