



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING

March 6, 2017

The Gorham Planning Board will hold a regular meeting on Monday, March 6, 2017 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 FEBRUARY 6, 2017 MINUTES

#### COMMITTEE REPORTS

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

#### CHAIRMAN'S REPORT

#### ADMINISTRATIVE REVIEW REPORT

##### ITEM 1: PUBLIC HEARING

**Site Plan Review: 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's agent is William Thompson, P.E. of BH2M.

##### ITEM 2: PUBLIC HEARING

**Site Plan Amendment: Shaw Earthworks** is requesting approval for Subdivision and Site Plan amendments to add storage, parking and additional drive areas to their existing shop location. The property is located at 11 Cyr Drive in the New Portland Parkway subdivision on Map 29 Lot 2.006 in the Industrial (I) zoning district. The applicant is self-represented.

##### ITEM 3: SUBDIVISION AMENDMENT

**Diversified Properties** is requesting approval of a Third Amendment to Gordon Farms Subdivision Phase II to modify the approved alignment of the 50 foot right-of-way (Madison Way). The property is located at 79 Gordon Farms Road on Map 45 Lot 23.422 in the Rural (R) zoning district. The applicant's agent is Douglas Reynolds, P.E. of Gorrill-Palmer.

**ITEM 4: Preliminary Subdivision Review: W. A. One** is requesting approval for a 9-lot subdivision. The property is located off Gordon Farms Road on Map 47 Lot 2 in the Rural (R) zoning district. The applicant's agent is Douglas Reynolds, P.E. of Gorrill-Palmer.

**ITEM 5: Final Subdivision Review: John Peters LLC** is requesting approval of Webb Farm, a 7-lot residential development on 12.14 acres. The property is located off Clay Road on Map 54 Lot 19.101 in the Rural (R) zoning district. The applicant's agent is William Thompson, P.E. of BH2M.

##### ITEM 6: PUBLIC HEARING

**Subdivision and Site Plan Amendment: STJ, Inc.** is requesting an amendment to Brackett Brook Condominiums, approved 9/12/2016, to change private water mains to public water mains and to transfer a small portion of land to the Town of Gorham. The property is located on 3.45 acres off 210 Huston Road on Map 111 Lot 46 in the Urban Residential (UR) and Manufactured Housing (MH) zoning districts. The applicant's agent is Shawn Frank, P.E. of Sebago Technics.

##### ITEM 7: PRE-APPLICATION (SKETCH PLAN) DISCUSSION

**Site Plan Amendment: Flagship Landscaping** is requesting a 3<sup>rd</sup> amendment to relocate a landscaping business. The property is located at 298 New Portland Road on Map 12 Lot 17.002 in the Industrial (I) zoning district. The applicant's agent is Andrew Morrell, P.E. of BH2M.

**ITEM 8:**

**DISCUSSION**

**Land Use & Development Code:** Amendment to Chapter 1, Section 1-14, Office Residential District by allowing Retail Sales having a gross floor area of less than 4,000 sf and a traditional New England Village design, consistent with the recent updated Comprehensive Plan.

**OTHER BUSINESS**

**ANNOUNCEMENTS**

**ADJOURNMENT**

**PLEASE NOTE:** If this meeting is cancelled due to inclement weather, it will be rescheduled to *March 20, 2017 at 7:00 p.m.*

**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.**