



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING

February 5, 2018

The Gorham Planning Board will hold a regular meeting on Monday, February 5, 2018 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 JANUARY 8, 2018 MINUTES

#### COMMITTEE REPORTS

- A. Ordinance Review Committee
- B. Comprehensive Plan Implementation Committee

#### CHAIRMAN'S REPORT

#### ADMINISTRATIVE REVIEW REPORT

##### ITEM 1: PUBLIC HEARING

Land Use and Development Code: Amendment to allow Mobile Vending Units in the Roadside Commercial, Industrial, Narragansett Development, Agricultural/Industrial, Urban Commercial and Gorham Village Center zoning districts subject to specific Performance Standards.

##### ITEM 2: PUBLIC HEARING

Site Plan Amendment/Subdivision Review: Kara Estey and Zeb Ellis are requesting approval to convert an existing structure into 5 apartment units with proposed patio, deck areas and new unit entrances. The property is located at 19 Flaggy Meadow Road in the former Biodiversity building on Map 105 Lot 32 in the Urban Residential (UR) zoning district. The applicants' agent is Daniel Riley, P.E. of Sebago Technics.

**ITEM 3: Preliminary Subdivision Review: BNO, LLC** is requesting approval for a 6-lot subdivision, "New Colony Settlement", on 18.16 acres between Route 25 and Brown Road. The property is located on Map 57 Lot 1 in the Suburban Residential (SR) zoning district. The applicant's agent is William Thompson, P.E. of BH2M.

**ITEM 4: Subdivision Amendment Review: Simon Willcox** is requesting approval to revise the location for placement of a single-family house, driveway, septic system, and re-delineated wetland boundaries. The property is located in Norlek Heights Subdivision at 7 Sugar Way on Map 75 Lot 9.111 in the Suburban Residential-Manufactured Housing (SR-MH) zoning district. The applicant is self-represented.

**ITEM 5: Pre-Application Discussion: Mega Industries** is requesting a sketch plan review of a 6,230 sf building expansion in the Gorham Industrial Park. The property is located at 28 Sanford Drive on Map 12 Lot 33.014 in the Industrial (I) zoning district. The applicant is represented by Brandon Burgess of Anania & Associates.

**ITEM 6: Discussion: Land Use and Development Code** amendment to Chapters 1 and 3 on subdivision requirements for high intensity soils surveys.

#### 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.**