



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

June 20, 2016

The Gorham Planning Board will hold a regular meeting on Monday, June 20, 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 JUNE 6, 2016 MINUTES

COMMITTEE REPORTS

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

CHAIRMAN'S REPORT

ADMINISTRATIVE REVIEW REPORT

CONSENT AGENDA: **Site Plan Review: 17 Laurence LLC** is requesting approval to add two commercial use buildings (8,970 sf & 8,190 sf) and associated parking at 17 Laurence Drive, Lot O of the Gorham Industrial Park. The property is located on Map 12 Lot 18.001 in the Industrial (I) zoning district. The applicant's agent is Shawn Frank, P.E., of Sebago Technics.
Gravel Pit Amendment: Shaw Brothers is requesting approval to split land out of the existing gravel pit lot and site plan approval to expand the aggregate handling area, stockyard and laydown areas. The properties are located at 351, 355, 359 and 363 Mosher Road on Map 31 Lots 9 through 15 and Map 34 Lots 9 and 15.001 in the Industrial (I) zoning district. The applicant's agent is Shawn Frank, P.E., of Sebago Technics.

ITEM 1: PUBLIC HEARING
Final Subdivision and Site Plan: PTG Investment Trust is requesting approval of 3 single family condominium units and 2 commercial units with 2nd floor apartments off Main Street and Garden Avenue. The property is located on Map 109 Lot 11 in the Urban Residential (UR) and Office-Residential (R) zoning districts. The applicant's agent is Andrew Morrell, P.E., of BH2M.

ITEM 2: Cole Family Subdivision & Private Way Amendment: Dean & Dale Cole are requesting approval for two additional lots from lot 1 and to upgrade the existing private way with an extension to meet current standards. The property is located on Map 92 Lots 29.002-29.006 in the Suburban Residential (SR) zoning district. The applicants' agent is Shawn Frank, P.E., of Sebago Technics.

ITEM 3: Preliminary and Final Subdivision Review

Wilson Field Subdivision: Jim and Sharon Gregoire are requesting approval of a 6-lot subdivision with access from Snowberry Lane and Brackett Road. The property is located off Brackett Road on Map 28 Lot 7.001 & 7.002 in the Rural (R) and Manufactured Housing (MH) zoning districts. The applicants' agent is William Thompson, P.M., of BH2M.

ITEM 4: PUBLIC HEARING

Preliminary Subdivision and Site Plan: STJ, Inc. is requesting approval of Brackett Brook Condominiums, consisting of six duplex buildings, plus an existing duplex, for a total of 14 units in 7 buildings. 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 5: PUBLIC HEARING

Subdivision and Site Plan Amendments: Design Dwellings is requesting approval to amend Snowbird Condominiums to add 3 new units with approximately 1.07 acres. The property is located off Connor Drive in Allen Acres off Main Street on Map 26 Lot 7.225 and Map 108 Lot 4 in the Urban Residential (UR) and Office Residential (OR) zoning districts. The applicant's agent is Andrew Morrell, P.E., of BH2M.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

<p>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.</p>
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