



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING

August 1, 2016

The Gorham Planning Board will hold a regular meeting on Monday, August 1, 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 JULY 11, 2016 MINUTES

#### COMMITTEE REPORTS

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

#### CHAIRMAN'S REPORT

#### ADMINISTRATIVE REVIEW REPORT

##### ITEM 1: PUBLIC HEARING

**Gravel Pit Amendment/Special Exception: Pike Industries** is requesting approval for the removal of 5.3 acres from Pike Industries' Buck Street Gravel Pit and conveying it to Central Maine Power. The property is located between Shaws Mill Road and Buck Street on Map 80 Lots 24, 40, & 41 and Map 81 Lot 37 in the Suburban Residential (SR) zoning district. The applicant's agent is Heather Storlazzi-Ward, P.E. of Boyle Associates.

##### ITEM 2: PUBLIC HEARING

**Site Plan Review: Central Maine Power** is requesting approval to upgrade the 34.5/12.47 kV Substation on Shaws Mill Road. The property is located on Shaws Mill Road on Map 81 Lot 32 in the Suburban Residential (SR) zoning district. The applicant's agent is Heather Storlazzi-Ward, P.E. of Boyle Associates.

##### ITEM 3: PUBLIC HEARING

**Site Plan Review: 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 ECO Maine 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 4: SUBDIVISION AMENDMENT REVIEW

**Stonefield IV: Gilbert Homes** is requesting approval to amend the previously approved Stonefield IV Subdivision Phase B into two construction phases: Phase B-1 (lots 47 through 54) and Phase B-2 (lots 55 through 72). The property is located on Ichabod Lane on Map 50 Lot 6 in the Rural (R) zoning district. The applicant's agent is William Thompson, P.E. of BH2M.

- ITEM 5:**      **PRE-APPLICATION DISCUSSION**  
**Subdivision Amendment Review: Interim Holdings, LLC** is requesting approval to amend Pyaevna Meadow Subdivision, a 31-lot subdivision approved in 2007, to remove the requirement for public water. The property is located on Dingley Spring Road on Map 81 Lot 27.001 in the Rural (R) zoning district. The applicant's agent is Michael Roy, P.E. of SGC Engineering, LLC.
- ITEM 6:**      **PRE-APPLICATION DISCUSSION**  
**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 Al Palmer, P.E. of Gorrill-Palmer.
- ITEM 7:**      **PRE-APPLICATION DISCUSSION**  
**Site Plan Amendment: Ben Lamarche & Cory Murray dba Standish MODBL Real Estate LLC** are requesting conversion of 77 South Street to a dental office with additional parking. The property is located off South Street beside Baxter Memorial Library on Map 106 Lot 47.001 in the Urban Residential (UR) zoning district. The applicant's agent is Andrew Morrell, P.E. of BH2M.

**OTHER BUSINESS**

**ANNOUNCEMENTS**

**ADJOURNMENT**

<p><b>PLANNING BOARD RULES:</b> 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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