



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

October 3, 2016

RESULTS

APPROVAL OF THE SEPTEMBER 12, 2016 MINUTES NOT AVAILABLE

CONSENT AGENDA:

PRIVATE WAY - Freeman and Sharlene Richardson - request for approval of a private way to service two new lots and the existing family home at 220 Burnham Road. The property is located on Map 1 Lot 1 in the Rural (R) & Manufactured Housing (MH) zoning districts.

SITE PLAN - John Woods - request for approval to construct an additional 36,500 square feet of gravel surface and two concrete block retaining walls at 21 Cyr Drive. The property is located on Map 29 Lot 2.007 in the Industrial zoning district.

SUBDIVISION AMENDMENT - John Woods – request for approval to revise the maximum allowed impervious area table for lot #7 and amending plan note #33 on the New Portland Parkway Subdivision plan located off New Portland Road and Libby Avenue in the Industrial (I) zoning district and the Black Brook and Brackett Road Special Protection District on Map 29 Lot 2.

APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 5 AYES
(SCOTT HERRICK ABSENT)

ITEM 1 - PUBLIC HEARING - Contract Zone Request - Railroad Avenue LLC - request for a Contract Zone Agreement to develop a mixed use building with a maximum building height of 80'. The property is located at 17 Railroad Avenue on Map 103, Lot 81 in the Urban Commercial (UC) zoning district.
RECOMMENDED TO TOWN COUNCIL FOR ADOPTION WITH PLANNING BOARD CHANGES – 5AYES (SCOTT HERRICK ABSENT)

ITEM 2 - PUBLIC HEARING - Site Plan Review: Great Falls Construction Inc. – request for site plan approval for a 5 story, 20,000 square foot multi-use building at 17 Railroad Avenue, having a first level bowling facility with food and beverage services; first level commercial/retail space; recreation space; and studio, 1 and 2 bedroom apartments with associated parking. The property is located at 17 Railroad Avenue on Map 103 Lot 81 in the Urban Commercial (UC) zoning district.
DISCUSSED WITH SITE WALK TO BE SCHEDULED

ITEM 3 - PUBLIC HEARING - Subdivision/Site Plan Review: Susan Duchaine, Inc. – request for approval of Ward Hill Condominiums (originally Snowbird II), a 14-unit condominium project. The property is located at 346 Main Street on Map 108 Lot 4 & a portion of Map 108 Lot 3 in the Office Residential/Urban Residential (OR/UR) zoning districts. The applicant's agent is Andrew Morrell, P.E. of BH2M.

NOT HEARD, POSTPONED TO OCTOBER 17, 2016 PLANNING BOARD MEETING

OTHER BUSINESS	NONE
ANNOUNCEMENTS	NONE
ADJOURNMENT	10:25 P.M.