



## Town of Gorham Planning Department

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### GORHAM PLANNING BOARD MEETING

May 7, 2018

### RESULTS

#### APPROVAL OF THE APRIL 2 2018 MINUTES

**APPROVED – 6 AYES (EDWARD ZELMANOW ABSENT)**

**CONSENT AGENDA: Site Plan Review – Central Maine Power** – request for 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.

**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 6 AYES (EDWARD ZELMANOW ABSENT)**

**ITEM 1 Public Hearing - Site Plan Amendment/ Review – Hannaford Supermarket and Pharmacy** – request for approval to create a “Hannaford To-Go” Park and Call pick-up area, to relocate the Clynk bottle return service from inside the building to a free-standing redemption unit, and to replace the existing signage and colors on the front of the building façade, on the property located at 99 Main Street, Map 102, Lot 155 in the Urban Commercial (UC) zoning.

**DISCUSSED (EDWARD ZELMANOW ABSENT)**

**ITEM 2 Subdivision Amendment Review – Maine Optometry** - request for approval of an amendment to the Fairview Acres Subdivision for lot line revisions and the addition of easements on Lot 1B for the benefit of Lot 1A, on property located on the corner of Route 25 and Route 237, Map 32 Lot 24.001, Commercial Office zoning district.

**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 6 AYES (EDWARD ZELMANOW ABSENT)**

**ITEM 3 Site Plan Amendment Review - Maine Optometry** – request for approval of a site plan amendment to Fairview Acres Subdivision, on property located at the corner of Route 237 and Route 25, Map 32 Lot 24.001, Commercial Office zoning district.

**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 6 AYES (EDWARD ZELMANOW ABSENT)**

**ITEM 4 Subdivision Amendment Review – Dale and Kim Foster** – request for approval of land swaps and easements at 22 Hope Road in the Sewell Subdivision, Map 48, Lot 20.213, Suburban Residential zoning district.

**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 6 AYES (EDWARD ZELMANOW ABSENT)**

**ITEM 5 Preliminary Subdivision Review – BNO, LLC (Normand Berube Builders)** – request for preliminary approval of New Colony Settlement, a 6-lot residential subdivision on 18.16 acres on property located between Route 25 and Brown Road, Map 57, Lot 1, Rural zoning district.

**APPROVED PRELIMINARY – 6 AYES (EDWARD ZELMANOW ABSENT)**

**ITEM 6 Preliminary Subdivision Review – Robert Hamblen** – request for approval for Harrison Lane, a 6-lot residential subdivision on 10.10 acres, off Libby Avenue, Map 47, Lot 23, Residential-Manufactured Housing zoning district.

**DISCUSSED WITH SITE WALK TO BE SCHEDULED**

- ITEM 7    Pre-application Discussion – Bramblewood, LLC** – request for sketch plan discussion of a Subdivision and Site Plan amendment to Glenwater Subdivision to increase to number of dwelling units from 10 to 18 in Cottage Court, on property located off Grove Street, Map 99, Lot 61, and Map 101, Lot 21, Urban Residential zoning district.  
**DISCUSSED**
- ITEM 8    Pre-application Discussion – PAL, LLC** – request for sketch plan discussion of a 12-lot residential subdivision on  $\pm$  115 acres at 239 County Road, Map 15, Lot 25.001, Rural-Manufactured Housing zoning districts.  
**DISCUSSED**
- ITEM 9    Pre-application Discussion – Chase Custom Homes** – request for sketch plan discussion of Sawyer Estates, a 121-lot residential subdivision on 103.59 acres on property located off South Street, Map 21, Lots 10, 16 and 17.016 in the Rural and Suburban Residential zoning districts.  
**DISCUSSED**
- OTHER BUSINESS                    NONE**
- ANNOUNCEMENTS                NONE**
- ADJOURNMENT                    10:18 P.M.**