



## Town of Gorham Planning Department

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### GORHAM PLANNING BOARD MEETING MARCH 6, 2017 RESULTS

#### APPROVAL OF THE FEBRUARY 6, 2017 MINUTES

**APPROVED (5 AYES; JAMES ANDERSON ABSENT)**

- ITEM 1    Public Hearing – Site Plan Review - Carter’s Development LLC** – request for approval to construct a new two-story, 2,880 sf building with 2 commercial areas on the first floor and 2 residential uses on the second floor, on property located at 18 Elm Street, Map 102, Lot 165, Urban Commercial zoning district.  
**DISCUSSED AND POSTPONED (5 AYES, JAMES ANDERSON ABSENT)**
- ITEM 2    PUBLIC HEARING –Site Plan Amendment – Shaw Earthworks** – request for approval for Subdivision and Site Plan amendments to add storage, parking and additional drive areas to the existing shop location, located at 11 Cyr Drive, New Portland Parkway subdivision, Map 29, Lot 2.005, Industrial zoning district..  
**DISCUSSED AND POSTPONED (5 AYES, JAMES ANDERSON ABSENT)**
- ITEM 3    SUBDIVISION AMENDMENT – Diversified Properties** request for approval of a Third Amendment to Gordon Farms Subdivision Phase II to modify the approved alignment of the 50 foot right-of-way (Madison Way), at 79 Gordon Farms Road, Map 45, Lot 23.422, Rural zoning district.  
**DISCUSSED AND TABLED (5 AYES, JAMES ANDERSON ABSENT)**
- ITEM 4    PRELIMINARY SUBDIVISION REVIEW – W.A. One** – request for approval for a 9-lot subdivision on property located off Gordon Farms Road, Map 47, Lot 2, Rural zoning district.  
**DISCUSSED AND TABLED, WITH SITEWALK TO BE SCHEDULED (5 AYES, JAMES ANDERSON ABSENT)**
- ITEM 6    TAKEN OUT OF ORDER - PUBLIC HEARING – Subdivision and Site Plan Amendment – STJ, Inc.** – request for approval of an amendment to Brackett Brook Condominiums, approved 09/12/16, to change private water mains to public water mains and to transfer a small portion of land to the Town of Gorham, located on 3.45 acres off 210 Huston Road, Map 111, Lot 46, Urban Residential zoning district.  
**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL AS WRITTEN BY THE TOWN PLANNER (5 AYES, JAMES ANDERSON ABSENT).**
- ITEM 5    FINAL SUBDIVISION REVIEW – John Peters LLC** – request for approval of Webb Farm, a 7-lot residential development on 12.14 acres on property located off Clay Road, Map 54, Lot 19.001, Rural zoning district.  
**APPROVED FINAL WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL AS WRITTEN BY THE TOWN PLANNER (5 AYES, JAMES ANDERSON ABSENT)**
- ITEM 7    PRE-APPLICATION – Site Plan Amendment – Sketch Plan Discussion – Flagship Landscaping** – request for approval of a 3<sup>rd</sup> amendment to relocate a landscaping business located at 298 New Portland Road, Map 12, Lot 17.002, Industrial zoning district.  
**NOT HEARD DUE TO 10:00 O’CLOCK RULE, MOVED TO MARCH 20, 2017 PLANNING BOARD MEETING.**

**ITEM 8    DISCUSSION – LAND USE AND DEVELOPMENT CODE – Amendment to Chapter 1, Section 1-14, Office Residential District** – proposed language to allow Retail Sales having a gross floor area of less than 4,000 sf and a traditional New England Village design, consistent with the recent updated Comprehensive Plan.  
**NOT HEARD DUE TO 10:00 O’CLOCK RULE, MOVED TO MARCH 20, 2017 PLANNING BOARD MEETING.**

**OTHER BUSINESS                    NONE**

**ANNOUNCEMENTS                The Board will hold a second meeting on March 20, 2017.**

**ADJOURNMENT                    9:59 P.M.**