



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

APRIL 4, 2016

RESULTS

APPROVAL OF THE APRIL 4, 2016 MINUTES

APPROVED (5 AYES – LEE PRATT ABSENT; EDWARD ZELMANOW ABSTAINING AS NOT HAVING BEEN PRESENT AT THE MEETING; SCOTT FIRMIN ABSTAINING AS NOT HAVING BEEN A BOARD MEMBER AT THE MEETING).

ELECTION OF OFFICERS

EDWARD L. ZELMANOW, CHAIRMAN

SCOTT E. HERRICK, VICE CHAIRMAN

PLANNING BOARD COMMITTEES:

ORDINANCE: HERRICK, PRATT, ZELMANOW

STREETS & WAYS: ANDERSON, FIRMIN, FOX, SUNNELL

CONSENT AGENDA: SUBDIVISION AMENDMENT – Wayne Franklin – request for approval of a lot line change at 3 Hidden Brook Drive, located off Libby Avenue in The Crossing Subdivision, Map 30, Lots 18.032 and 18.033, Urban Residential zoning district.

APPROVED BASED ON FINDINGS OF FACT AND CONDITIONS OF APPROVAL (6AYES – LEE PRATT ABSENT)

ITEM 1 PUBLIC HEARING – Land Use and Development Code – an amendment to Chapter 7, Impact Fee Refunds – **RECOMMENDED ADOPTION BY TOWN COUNCIL WITH PLANNING BOARD CHANGES (5 AYES – LEE PRATT ABSENT AND SCOTT FIRMIN ABSTAINING).**

ITEM 2 PUBLIC HEARING – PRELIMINARY AND FINAL SUBDIVISION/SITE PLAN REVIEW – Gledhill Group, LLC – request for preliminary and final approval of Bramblewood Estates subdivision and site plan, a 10-unit resident condominium project located on 4 acres off Bramblewood Lane, Map 25, Lot 7.001, Urban Residential and Development Transfer Overlay zoning districts.
APPROVED PRELIMINARY AND FINAL BASED ON FINDINGS OF FACT AND CONDITIONS OF APPROVAL (5 AYES – LEE PRATT ABSENT AND SCOTT FIRMIN ABSTAINING)

ITEM 3 PUBLIC HEARING – Wireless Telecommunications Review – Portland Cellular Partnership d/b/a Verizon Wireless (VzW) – request for approval of a wireless telecommunications facility and equipment shelter located off New Portland Road, Map 29, Lot 11.
ITEM TABLED PENDING RESOLUTION OF REMAINING OUTSTANDING ITEMS – 6 AYES (LEE PRATT ABSENT).

ITEM 4 PUBLIC HEARING – SITE PLAN REVIEW – 17 LAURENCE LLC – request for approval to add two commercial use buildings and associated parking at 17 Laurence Drive, Lot O of the Gorham Industrial Park, Map 12, Lot 18.001, in the Industrial zoning district.
TABLED TO FUTURE CONSENT AGENDA – 6 AYES (LEE PRATT ABSENT).

ITEM 5 PUBLIC HEARING – SITE PLAN/GRAVEL PIT AMENDMENT – Shaw Brothers request for 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, located at 351, 355, 359 and 363 Mosher Road, Map 31, Lots 9 through 15, and Map 34, Lots 9 and 15.001, Industrial zoning district.

GRAVEL PIT AMENDMENT APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 5 AYES (LEE PRATT ABSENT, SCOTT FIRMIN ABSTAINING

SITE PLAN AMENDMENT – TABLED TO FUTURE CONSENT AGENDA – 5 AYES (LEE PRATT ABSENT, SCOTT FIRMIN ABSTAINING)

ITEM 6 PUBLIC HEARING – Subdivision and Site Plan – PTC Investment Trust – request for approval of 3 single family condominiums and 2 commercial units with 2nd floor apartments off Main Street and Garden Avenue, Map 109, Lot 11, Urban Residential and Office Residential zoning districts.

CONTINUED TO PLANNING BOARD’S APRIL 11, 2016 MEETING.

ITEM 7 SUBDIVISION AND PRIVATE WAY REVIEW – Cole Family Subdivision and Private Way – Dean and Dale Cole - request for approval for two additional lots from lot 1 and to upgrade the existing private way with an extension to meet current standards, Map 92, Lots 29.002-29.006, Suburban Residential zoning district.

CONTINUED TO PLANNING BOARD’S APRIL 11, 2016 MEETING.

ITEM 8 SUBDIVISION REVIEW – Wilson Field Subdivision – Jim and Sharon Gregoire – request for approval of a 6-lot subdivision located off Brackett Road with access from Strawberry Lane and Brackett Road, Map 28, Lots 7.001 and 7.002, Rural and Manufactured Housing zoning districts.

CONTINUED TO PLANNING BOARD’S APRIL 11, 2016 MEETING.

OTHER BUSINESS: ONE

ANNOUNCEMENTS: NONE

ADJOURNMENT: 9:26 P.M.