



## Town of Gorham Planning Department

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### GORHAM PLANNING BOARD MEETING

May 1, 2017

The Gorham Planning Board will hold a regular meeting on Monday, May 1, 2017 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 APRIL 3, 2017 MINUTES

#### COMMITTEE REPORTS

##### A. Ordinance Review Committee

#### CHAIRMAN'S REPORT

#### ADMINISTRATIVE REVIEW REPORT

- ITEM 1:** **PUBLIC HEARING**  
**Land Use & Development Code: Amendment** to Chapter 1, Section 1-14 - Office Residential District to allow small scale retail sales for businesses with gross floor areas of 4,000 sf or less.
- ITEM 2:** **PUBLIC HEARING**  
**Land Use & Development Code: Amendment** to Chapter 1: Zoning Regulations to add a new zoning district (Section 1-21) by rezoning the Olde Canal Industrial Park from Industrial District to Olde Canal Industrial District.
- ITEM 3:** **PUBLIC HEARING**  
**Site Plan Review:** **Doug Carter dba Carter's Development, LLC** is requesting approval to construct a new two-story, 2,880 sf building with 2 commercial areas on the first floor and 2 residential areas on the second floor. The property is located at 18 Elm Street on Map 102 Lot 165 in the Urban Commercial (UC) zoning district. The applicant's agent is William Thompson, P.E., of BH2M.
- ITEM 4:** **PUBLIC HEARING**  
**Site Plan Review:** **Richard Hillock** is requesting after-the-fact approval for the existing campground at Wassamki Springs. The property is located at 56 Saco Street on Map 7 Lots 1, 2, 3, 5 & 6 in the Suburban Residential (SR) and Industrial (I) zoning districts. The applicant's agent is Shawn Frank, P.E., of Sebago Technics.
- ITEM 5:** **PUBLIC HEARING**  
**Site Plan Amendment Review:** **Flagship Landscaping** is requesting a 3rd amendment to 298 New Portland Road to relocate their landscaping business. The property is located on Map 12 Lot 17.002 in the Industrial (I) zoning district. The applicant's agent is Andrew Morrell, P.E., of BH2M.
- ITEM 6:** **Private Way Review:** **Steve Rich** is requesting approval for a private way to serve 2 principal residences on a single lot. The property is located at 57 Hurricane Road on Map 93 Lot 15.003 in the Rural (R) and Manufactured Housing (MH) zoning districts. The applicant's agent is Dustin Roma, P.E., of DM Roma Consulting Engineers.

**ITEM 7:**        **Subdivision Amendment Review: Diversified Properties** is requesting approval of a Third Amendment to Gordon Farms Subdivision Phase II to modify the alignment of the approved 50-foot right-of-way (Madison Way). The property is located at 79 Gordon Farms Road on Map 45 Lot 23.422 in the Rural (R) zoning district. The applicant's agent is Douglas Reynolds, P.E., of Gorrill-Palmer.

**ITEM 8:**        **Pre-Application Discussion: Marissa Ritz & Meghann Carasco** are proposing a Day Care on Lot 1 of South Gorham Crossing. The property is located off County Road on Map 3 Lot 22.401 in the Rural (R) and Suburban Residential (SR) zoning districts. The applicants' agent is Thomas S. Greer, P.E., of Pinkham & Greer.

## **OTHER BUSINESS**

## **ANNOUNCEMENTS**

## **ADJOURNMENT**

**PLEASE NOTE:** If this meeting is cancelled due to inclement weather, it will be rescheduled to *May 15, 2017 at 7:00 p.m.*

**PLANNING BOARD RULES:** 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.