



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

June 5, 2017

The Gorham Planning Board will hold a regular meeting on Monday, June 5, 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 MAY 15, 2017 MINUTES

COMMITTEE REPORTS

A. Ordinance Review Committee

CHAIRMAN'S REPORT

ADMINISTRATIVE REVIEW REPORT

CONSENT AGENDA

Site Plan: **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.

Site Plan Amendment: **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.

Subdivision and Site Plan Amendment: **PTG Investment Trust** is requesting reapproval of 3 single family condominium units and 2 commercial units with 2nd floor apartments off Main Street and Garden Avenue. The property is located on Map 109 Lot 11 in the Urban Residential (UR) and Office-Residential (OR) zoning districts. The applicant's agent is Andrew Morrell, P.E., of BH2M.

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 1: PUBLIC HEARING

Land Use & Development Code: Amendment to Chapter 1 Sections 1-5 and 1-8 and Chapter 2 Sections 2-2 and 2-16 to allow Agricultural Special Event Facilities in the Rural Zone.

ITEM 2: PUBLIC HEARING

Site Plan Amendment Review: **Shaw Earthworks** is requesting approval for a Site Plan amendment to add storage, parking and additional drive areas to their existing shop location. The property is located at 11 Cyr Drive in the New Portland Parkway Subdivision on Map 29 Lot 2.006 in the Industrial (I) zoning district. The applicant is self-represented.

ITEM 3: **Subdivision Amendment Review:** **Shaw Earthworks** is requesting a 5th subdivision amendment to the New Portland Parkway Subdivision to revise the impervious area and wetland impacts. The property is located at 11 Cyr Drive on Map 29 Lot 2.005 and 2.006 in the Industrial (I) zoning district. The applicant is self represented.

ITEM 4: PUBLIC HEARING

Site Plan Amendment Review: Shucks Maine Lobster is requesting approval to construct a 28,800 square foot lobster processing facility with associated site improvements at 65 Olde Canal Way. The property is located on Lot 3 of the Olde Canal Business Park on Map 34 Lot 3.003 in the Industrial (I) zoning district. The applicant's agent is Craig Burgess, P.E. of Sebago Technics.

ITEM 5: PUBLIC HEARING

Site Plan Review: 60 Hutcherson Drive, LLC is requesting approval to construct two buildings with multiple units to lease for general commercial and industrial uses. The property is located at 60 Hutcherson Drive in the Gorham Industrial Park on Map 12 Lot 22.001 in the Industrial (I) zoning district. The applicant's agent is Silas Canavan, P.E., Walsh Engineering Associates, Inc.

ITEM 6: PRE-APPLICATION DISCUSSION

Subdivision Review: LBMP, LLC is proposing a 5-lot on 10.7 acres. The property is located along Spiller Road on Map 77 Lot 50 in the Suburban Residential (SR) zoning district. The applicant's agent is Owens McCullough, P.E. of Sebago Technics.

ITEM 7: PRE-APPLICATION DISCUSSION

Site Plan Review: National Attachments is proposing a new commercial development at 29 Olde Canal Way. The property is located on Lot 2 of the Olde Canal Business Park on Map 34 Lot 3.002 in the Industrial (I) zoning district. The applicant's agent is Owens McCullough, P.E., of Sebago Technics.

ITEM 8: PRE-APPLICATION DISCUSSION

Subdivision Review: Robert Hamblen is proposing a 5-Lot subdivision off Libby Avenue on Map 47 Lot 23 in the Suburban Residential-Manufactured Housing (SR-MH) zoning district. The applicant is self-represented.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

<p><u>PLANNING BOARD RULES:</u> 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.</p>
