



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

June 3, 2019

The Gorham Planning Board will hold a regular meeting on Monday, June 3, 2019 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 6, 2019 MEETING MINUTES.

COMMITTEE REPORTS

- A. Ordinance Review Committee
- B. Comprehensive Plan Implementation Committee

ADMINISTRATIVE REVIEW REPORT

- ITEM 1:** Public Hearing - Site Plan Review - Harvey Performance Company – a request for approval to construct a two-phase manufacturing facility, with phase 1 consisting of a single story 76,887 square foot building, 1,300 foot access drive and 172 parking spaces, and phase 2 consisting of an additional 36,000 square feet to the building and 115 parking spaces. Zoned ND, Map 39, Lot 2. The applicant is represented by Shawn M. Frank, P.E., of Sebago Technics, Inc.
- ITEM 2:** Public Hearing – Contract Zone Amendment – Avesta – proposed amendment to remove the reference to development on the undeveloped portion of Unit 3 to allow for development of multifamily housing on any portion of Unit 3. Zoned UR/C, Map 101, Lot 18 and 19. The applicant is self-represented.
- ITEM 3:** Public Hearing - Site Plan Review – LKQ Gorham Auto Parts – a request for approval of an outbuilding and concrete pad located at 192 Narragansett Street. Zoned ND, Map 39, Lot 22. The applicant is represented by Shawn M. Frank, P.E., of Sebago Technics, Inc.
- ITEM 4:** Public Hearing – Site Plan Amendment – Maine Coast Kitchen – a request for approval for the 4th amendment to Maine Coast Kitchen’s site plan at 7 Little Wing Lane, to split the existing property into two lots. Zoned I, Map 12, Lot 12.001. The applicant is represented by Jason A. Vafiades, P.E., of Atlantic Resource Consultants.
- ITEM 5:** Public Hearing - Site Plan Amendment - Simona Shores Properties, LLC – Simona Shores Condominium Development – a request for approval to add one additional duplex and a 35-foot extension to Simona Shores Drive. Zoned UR/MH, Map 110, Lot 301-312. The applicant is represented by Travis Letellier, P.E., of Northeast Civil Solutions, Inc.
- ITEM 6:** Public Hearing - Final Subdivision/Site Plan Review – STJ, Inc. – Tow Path Road Condominiums – a request for approval of a 4 duplex condominium development of 8 units and associated parking and infrastructure off Tow Path Road. Zoned UR/MH, Map 111, Lot 63-401. The applicant is represented by Shawn M. Frank, P.E., of Sebago Technics, Inc.
- ITEM 7:** Development Transfer Overlay Subdivision - Chase Custom Homes – Sawyer Estates - a request for approval of Sawyer Estates, a 118-lot residential subdivision on 103.59 acres, on property off South Street. Zoned R, Map 21, Lot 10, 16 and 17.16. The applicant is represented by Andrew S. Morrell, P.E., of BH2M.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

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.