



# Town of Gorham Planning Department

David C.M. Galbraith, *Zoning Administrator*  
[dgalbraith@gorham.me.us](mailto:dgalbraith@gorham.me.us)

Thomas M. Poirier, *Town Planner*  
[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620 / Fax: 207-839-7711

## GORHAM PLANNING BOARD MEETING

July 10, 2017

The Gorham Planning Board will hold a regular meeting on Monday, July 10, 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 JUNE 5, 2017 MINUTES

#### COMMITTEE REPORTS

##### A. Ordinance Review Committee

#### CHAIRMAN'S REPORT

#### ADMINISTRATIVE REVIEW REPORT

##### ITEM 1: 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 61 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., of Walsh Engineering Associates, Inc.

##### ITEM 2: PUBLIC HEARING

Site Plan Amendment Review: Maine Coast Kitchen is requesting approval to construct a 7,150 square foot condo-plex including parking, access ways, sidewalks and landscaping on Little Wing Lane. The property is located off New Portland Road on Map 12 Lot 12.001 in the Industrial (I) zoning district. The applicant's engineer is Jason Vafiades, P.E., of Atlantic Resource Consultants.

##### ITEM 3: DISCUSSION:

Land Use and Development Code: Amendment to Chapter 1: Zoning Regulations, addition of a new Section (Section 1-21), in order to rezone the Olde Canal Industrial Park from the Industrial Zone to a new Olde Canal Industrial Zone.

##### ITEM 4: DISCUSSION:

Land Use and Development Code: Amendment to Chapter 1: Zoning Regulations, addition of a new section (Section 1-22), Agricultural/Industrial District to provide areas for agricultural uses to occur in close proximity to industrial uses/operations.

##### ITEM 5: PRE-APPLICATION DISCUSSION

KASPRZAK LAND HOLDINGS, INC. is proposing 120 dwelling units with 60 buildings on 76.97 acres in the Pheasant Knoll Condominium development. The property is located off Fort Hill Road on Map 46 Lot 11.004 in the Urban Residential (UR) zoning district. The applicant's agent is Robert Georgitis of Kasprzak Landholdings & Homes Inc.

#### 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.**