



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING

September 18, 2017

The Gorham Planning Board will hold a regular meeting on Monday, September 18, 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 AUGUST 7, 2017 MINUTES

#### COMMITTEE REPORTS

A. Ordinance Review Committee

B. Formation of Comprehensive Plan Implementation Committee

#### CHAIRMAN'S REPORT

#### ADMINISTRATIVE REVIEW REPORT

**CONSENT AGENDA:** 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 1:** PUBLIC HEARING  
Land Use and Development Code: Amendment to Chapter 1: Zoning Regulations, addition of a new Section (Section 1-22), in order to rezone a portion of property on lower Main Street from Industrial District to Agricultural/Industrial District.

**ITEM 2:** PUBLIC HEARING  
Land Use and Development Code: Amendment to Chapter 1: Section 1-5: Definitions, to amend the definitions of Day Care Homes and Day Care Centers to include adult day care.

**ITEM 3:** PUBLIC HEARING  
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 Olde Canal Industrial zoning district. The applicant's agent is Owens McCullough, P.E., of Sebago Technics.

**ITEM 4:** PUBLIC HEARING  
Site Plan Amendment Review: Marissa Ritz and Meghann Carasco are proposing a Day Care "Seedlings to Sunflowers" on Lot 1 Unit 1 of South Gorham Crossing. The property is located off County Road on Map 3 Lot 22.401 in the Hans Hansen Contract Zone. The applicants' agent is Thomas S. Greer, P.E., of Pinkham & Greer.

**ITEM 5:** Subdivision Amendment Review: National Attachments is requesting a 2nd subdivision amendment to the Olde Canal Business Park Subdivision to revise the amount of wetland impacts. The property is located at 29 Olde Canal Business Park on Map 34 Lot 3.002 in the Olde Canal Industrial zoning district. The applicant's agent is Owens McCullough, P.E., of Sebago Technics.

- ITEM 6:**     **Preliminary Subdivision Review: W. A. One** is requesting approval for a 9-lot subdivision on 41.5 acres.. The property is located off Gordon Farms Road on Map 47 Lot 2 in the Rural (R) zoning district. The applicant's agent is Douglas Reynolds, P.E. of Gorrill-Palmer.
- ITEM 7:**     **Preliminary and Final Subdivision Review: LBMP, LLC** is proposing a 5-lot subdivision, Douglas Brook, 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 8:**     **Land Use and Development Code Amendment** to prohibit Retail Marijuana Establishments, including retail marijuana stores, retail marijuana cultivation facilities and retail marijuana products manufacturing and testing facilities, and Retail Marijuana Social Clubs.
- ITEM 9:**     **Pre-Application: Normand Berube Builders** is proposing a 9-lot residential subdivision on 18.16 acres between Route 25 and Brown Road. The property is located on Map 57 Lot 1 in the Suburban Residential (SR) zoning district. The applicant's agent is William Thompson, P.E., of BH2M.
- ITEM 10:**    **Pre-Application: Design Dwellings Inc.** is proposing a 14-lot residential subdivision, Douglas Subdivision, on 33.99 acres off Route 114. The property is located on Map 22 Lot 17 in the Suburban Residential (SR) zoning district. The applicant's agent is Andrew Morrell, P.E., of BH2M.

**OTHER BUSINESS**

**ANNOUNCEMENTS**

**ADJOURNMENT**

<p><b><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.</b></p>
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