



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING November 5, 2018

The Gorham Planning Board will hold a regular meeting on Monday, November 5, 2018 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 OCTOBER 1, 2018 MINUTES

#### COMMITTEE REPORTS

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

#### CHAIRMAN'S REPORT

#### ADMINISTRATIVE REVIEW REPORT

- ITEM 1 Site Plan Review - MN8 Properties, LLC** – request for approval for a proposed expansion at 502 Main Street, with a 1748 sf building addition, 1850 sf of new parking area and associated landscaping, septic and sign changes, located on Map 31, Lot 1, in the Commercial Office zoning district. The applicant is represented by Daniel W. Grant, P.E., of Village Builders.
- ITEM 2 Public Hearing – Preliminary Subdivision and Site Plan - Plowman Development Group, LLC** – request for preliminary approval of a 16-unit condominium development (Grady Farm Subdivision) on property located at 136 South Street, Map 103, Lot 78, Urban Residential zoning district. The applicant is represented by Steve Blake, P.E., of BH2M.
- ITEM 3 Public Hearing - Gravel Pit Amendment – Dearborn Brothers, LLC** - a request for approval to amend the Lewry/Walker/Grant gravel pit to transfer owner/operator, to reduce gravel pit operations, and to remove two homes with associated land from existing site plans for property located at 629 Fort Hill Road, M83/L4, 7, and 13, Rural zoning district . The applicant is represented by Shawn Frank, P.E., of Sebago Technics, and Peter Mason of Po-Go Realty.
- ITEM 4 Public Hearing - Land Use and Development Code: Amendment** to Chapter 2, Section 2-11, to remove certain fire protection water supply requirements.
- ITEM 5 Public Hearing - Land Use and Development Code: Amendment** to allow a new Small Dwellings Overlay District.
- ITEM 6 Pre-Application Discussion - Subdivision – Chris Duchaine - Presumpscot Ridge Road** - a request for sketch plan discussion of a 5 lot cluster subdivision located at 207 North Gorham Road, Map 96, Lots 11 and 11.001, Suburban Residential-Manufactured Housing zoning district. The applicant is represented by Andrew Morrell, P.E., BH2M Engineers.

#### 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.**