



## 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

January 7, 2019

The Gorham Planning Board will hold a regular meeting on Monday, January 7, 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 DECEMBER 3, 2018 MINUTES

#### COMMITTEE REPORTS

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

#### CHAIRMAN'S REPORT

#### ADMINISTRATIVE REVIEW REPORT

- CONSENT AGENDA:** Diversified Properties – Subdivision Amendment – a request for re-approval of 3<sup>rd</sup> Amendment to Gordon Farms to modify realignment of 50 foot right-of-way, originally approved 05/15/17. Zoned Rural, Map 45, Lot 23.422. The applicant is represented by Douglas Reynolds, P.E., of Gorrill Palmer Consulting Engineers Inc.
- ITEM 1:** Public Hearing – Preliminary Subdivision/Site Plan - Plowman Development Group, LLC– a request for preliminary subdivision approval of a 16-unit condominium development (Grady Farm Subdivision) located at 136 South Street. Zoned UR, Map 103, Lot 78. The applicant is represented by Steven Blake, P.E., of BH2M Inc.
- ITEM 2:** Public Hearing – Special Exception - RR AVE, LLC. – Peanut Gallery Daycare, Inc. – a request for special exception approval for a daycare facility to accommodate up to 80 children at 17 Railroad Avenue, Unit D. Zoned UC, Map 103, Lot 81. The applicant is self-represented.
- ITEM 3:** Preliminary Subdivision - S.B. Enterprise – Tannery Brook Subdivision – a request for preliminary subdivision approval of Phase 2 of the Subdivision by extending Tannery Brook road to access 13 new single family lots, served by municipal water and individual subsurface sewage disposal systems. Zoned SR, Map 47, Lot 6. The applicant is represented by Shawn Frank, P.E., of Sebago Technics.
- ITEM 4:** Discussion – Zoning Amendment -Urban Farm Animals - a proposal to amend the Land Use and Development Code, Chapter 2 Section 2-12, allowing one farm (1) animal, under 50 pounds, to be kept on a lot with a lot area of under 40,000 square feet.
- ITEM 5:** Pre - Application Discussion - Harvey Performance Company – a request for sketch plan review for the construction of 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 30,000 square feet to the building and 115 parking spaces. Zoned Narragansett Development district, Map 39, Lot 2. The applicant is represented by Shawn Frank, P.E., of Sebago Technics.



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- ITEM 6:**      **Pre-Application Discussion - STJ, Inc. – Tow Path Road Condominiums** – a request for sketch plan review of a 4 duplex condominium development of 8 units and associated parking and infrastructure off Tow Path Road. Zoned Urban Residential-Manufactured Housing zoning district, Map 111, Lot 63-401. The applicant is represented by Shawn Frank, P.E., of Sebago Technics.
- ITEM 7:**      **Pre-Application Discussion - Duchaine, Chris – Subdivision** – a request for sketch plan review for Presumpscot Ridge Road subdivision, an 8-lot cluster subdivision at 207 North Gorham Road, and upgrade to existing private way. Zoned SR-MH, Map 96, Lot 11 and 11.001. The applicant is represented by Andrew Morrill, P.E., of BH2M Inc.

**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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