



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

SEPTEMBER 9, 2019

The Gorham Planning Board will hold a regular meeting on Monday, September 9, 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 AUGUST 5, 2019 MEETING MINUTES.

CHAIRMAN'S REPORT

COMMITTEE REPORTS

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

ADMINISTRATIVE REVIEW REPORT

CONSENT AGENDA

- A. **East Coast Communications, LLC – Site Plan Amendment** – a request for approval of a new materials laydown area, installation of replacement septic system and updated stormwater features. Zoned I, Map 29, Lot 2.008. The applicant is represented by Robert McSorley, P.E., of Sebago Technics, Inc.
- B. **East Coast Communications, LLC – Subdivision Amendment** – a request for approval of a subdivision amendment to the New Portland Parkway Subdivision located off New Portland Road and Libby Avenue, with an increased amount of impervious area allowed on Lot 2.008.

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- ITEM 1: **Public Hearing – Zoning Amendment - Stinson, Walter** – Amendment to the Land Use Map to change Map 32, Lot 19 from the Roadside Commercial Zone to the Industrial Zone. 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 CZ-UR, Map 101, Lot 18 and 19. The applicant is self-represented.
 - ITEM 3: **Public Hearing – Subdivision/ Site Plan Amendment - Avesta Housing Development Corp.** – a request for approval to construct a 4-story, 22,520 square foot building to include 22 one-bedroom and 5 two-bedroom apartment units, to be located in the footprint of Building 3, which will be demolished. Zoned CZ-UR, Map 101, Lot 18 and 19. Applicant is represented by Rebecca Dillon and Sashie Misner, of Gawron Turgeon Architects, P.C.
 - ITEM 4: **Public Hearing – Site Plan Amendment – Wagner, Michael - Ossipee Trail Gardens** - request for after-the-fact approval for site plan expansion. Zoned R, Map 78, Lot 11-1. Applicant is represented by Andrew Morrell, P.E., of BH2M.

ITEM 5: **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 6: **Pre – Application Discussion – Stinson, Walter – Self-Storage Facility/ 551 Main Street** – a request for approval of a self-storage facility at 551 Main Street. Zone RC, Map 32, Lot 19. The applicant is represented by Shawn M. Frank, P.E., of Sebago Technics, Inc.

ITEM 7: **Pre – Application Discussion – McDaniel, Sarah – 129 Huston Road Lot Split** – a request for approval to split 129 Huston Road into two parcels. Zoned R, Map 51, Lot 3-5. The applicant is self-represented.

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.