



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

July 15, 2019

The Gorham Planning Board will hold a regular meeting on Monday, July 15, 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 JUNE 3, 2019 MEETING MINUTES.

COMMITTEE REPORTS

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

ADMINISTRATIVE REVIEW REPORT

- ITEM 1:** 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 2:** Public Hearing - Land Use and Development Code Amendment – Urban Farm Animals - Amendment to allow one farm animal under 50 pounds to be kept on a lot with a lot area of under 40,000 square feet.
- ITEM 3:** Public Hearing - Land Use and Development Code Amendment – Adult-Use Marijuana - Amendment to regulate the growing of personal adult-use marijuana.
- ITEM 4:** Public Hearing – Site Plan Amendment - Southern Maine Firewood - Dyer, James – a request for approval to construct a 32x50 foot two story storage, maintenance and office building at 16 Mitchell Hill Road. Zoned SR, Map 3, Lot 4. The applicant is represented by Shawn Frank, P.E., of Sebago Technics, Inc.
- ITEM 5:** 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 6:** Public Hearing – Subdivision/ Site Plan - Flagship New Portland Road, LLC – a request for approval of two duplex buildings consisting of 4 dwellings at 14 Spiller Road, Lot 5, Douglas Brook Subdivision. Zoned SR-MH, Map 77, Lot 50. The applicant is represented by Dustin Roma, P.E., of DM Roma Consulting Engineers.

ITEM 7: **Public Hearing – Site Plan Amendment - First Russian Baptist Church** - a request for approval for a 34' x 52' (1,664 square feet) garage at 211 Mosher Road. Zoned SR, Map 49, Lot 10. The applicant is represented by Eric Dube, P.E., of Casco Bay Engineering.

ITEM 8: **Preliminary Subdivision Review – Chris Duchaine – Presumpscot Ridge Subdivision**– a request for approval of Presumpscot Ridge Road subdivision, a 4-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 Morrell, P.E., of BH2M.

ITEM 9: **Private Way Amendment – David Sawyer – Tanglewood Drive Extension** – a request for approval to extend Tanglewood Drive 20.19 feet to accommodate lot frontage for one lot. Zoned R, Map 42, Lot 13. The applicant is represented by Stephen Bradstreet, P.E., of Ransom Consulting, Inc.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

<p>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.</p>
