

**Town of Gorham  
 Planning Board Meeting  
 November 7, 2022**

**ITEM 10 - Pre-Application Discussion - Subdivision Amendment and Site Plan – James Francois** – a request for approval for a mixed use building, located at 560 Main Street. Zoned, Mosher Corner Mixed Use (MC). Map 32, Lot 24. The applicant is represented by Andrew Morrell, P.E., with BH2M.

INDEX OF PACKET ENCLOSURES	
DESCRIPTION	PAGE NUMBER
1. Overview	2
2. Items of Note	2-3
3. Aerial Photo	3-4
4. Staff Comments	5-6

**PROJECT TRACKING**

DESCRIPTION	COMMENTS	STATUS
Pre-Application/Sketch (optional)		November 7, 2022
Site Walk		
Public Hearing		

The following staff notes are written to assist the Applicant with compliance to the Town of Gorham Land Use Development Code and may not be all inclusive of project requirements. Staff notes are review comments and recommendations prepared by the Town Planner and, if applicable, the Town’s peer review consultant, regarding applicability to The Gorham Land Use Development Code and standard engineering practices.

The Planning Board refers to staff notes during the review process; however it shall be noted that staff recommendations are non-committal and all final decisions are those of the Planning Board and not Town Staff.

*Jim Anderson, Chair, Gorham Planning Board*

## 1. OVERVIEW

This is the first time this application has come before the Planning Board. The applicant is represented by Andrew Morrell, P.E., with BH2M.

## 2. ITEMS OF NOTE

**Below are topics the Planning Board may want to discuss with the applicant. The discussion topics are written as a guide for the Planning Board. It should be noted that the discussion topics are noncommittal and all decisions on relevant discussion topics are those of the Planning Board.**

### Comprehensive Plan

- The Plan recommends changing the zoning to Mosher Corner Mixed Use.
- The allowed uses in the Mosher Corner Mixed-Use Area should include a wide range of residential uses as well as business and professional offices, business and personal services, and community uses.
- The Future Land Use Plan states “Residential development in this designation should be governed by the standards of the Village Expansion designation including development transfer. The standards for non-residential development should require that new buildings maintain an attractive roadside appearance with a landscaped buffer strip along the edge of the street. Non-residential buildings should be sited to create a business/office park environment with access off internal streets when feasible. The location of large parking lots between buildings and Main Street should be restricted.”

### Zoning and Subdivision

- The zoning is currently Mosher Corner Mixed Use (MC), which allows for mixed use of this type.
- Specific Zoning Ordinance performance standards for this district need to be followed.
- The parcel is located within the Development Transfer Overlay which allows for this mix and density.
- Conventional subdivision is allowed in this zoning district.

### Site Plan Review

- This project will follow the site plan review standards.

### Historic Preservation/Natural Resources

There are no known historic, archaeological, or significant sites on this property as identified in the Historic Preservation Ordinance or Comprehensive Plan.

- The Comprehensive Plan shows that there are endangered, threatened and special concern species occurrences and habitat buffers within this area.

- The Comprehensive Plan does not show any historic or archaeological sites on this property.

### 3. AERIAL PHOTOGRAPH





James Francois – 560 Main Street  
Site Plan and Subdivision Amendment  
M32/L24





#### 4. STAFF COMMENTS

**Planning Division:** 11/03/2022

**November 3, 2022**

- The applicant should indicate if they intend to utilize the development transfer option, since the lot size shown is not adequate for traditional development.
- Multi-use buildings are exempt from the multi-family housing section of chapter 2.
- Ordinances (and specific sections) to review for applicability:
  - Chapter 1 - Zoning regulations
  - Chapter 2 - General Standards of Performance
  - Chapter 3 - Floodplain Management (if applicable)
  - Chapter 7 - Impact Fees Recreational and Open Space, Middle School will apply.
  - Historic Preservation Ordinance (if applicable)
  - Sidewalk Construction (if applicable)
  - Solid Waste Flow Control
  - Stormwater
  - Wastewater
  - Chapter 2 Section 2-5 C. ACCESS TO ADJOINING LAND
  - SECTION 2-10 – THE PROVISION OF PUBLIC WATER SUPPLY The entire Calculation sheet for public water needs to be submitted for review to determine waiver necessity. It is found here...<https://www.gorham-me.org/planning-division/pages/estimator-water-supply-costs>.
  - Sanitary Sewers: Sanitary sewers shall be required per the Town of Gorham Wastewater Ordinance and be designed and constructed to the requirements of the Superintendent of Sewers and the Portland Water District.
  - Chapter 2 SECTION 2-5 - MINIMUM STANDARDS FOR THE DESIGN AND CONSTRUCTION OF STREETS AND WAYS

**Assessing Department:** 10/24/2022

**October 24, 2022**

James Francois - is the activity on 32-24 or 32-24-1 ?

**Code Department:** No comments received.

**Fire Department:** 10/24/2022

**October 24, 2022**

MAP 32 Block Lot 24 4 Unit Commercial – 4 Apartments

I have reviewed the Plans dated Oct. 24, 2022

1. All buildings will meet all applicable sections of NFPA 1 *Fire Code* and NFPA 101 *Life Safety Code*. Building plans shall be submitted to the Fire Inspector for review.
2. The buildings shall be protected under the Fire Suppression Systems Ordinance as applicable. The sprinkler plans shall be submitted to the Fire Department and the State Fire Marshal's Office for review and permitting. The plans submitted to the Fire Department shall be submitted at least two weeks prior to the start of the installation of the system. Sprinkler test papers will be required to be submitted to the Fire Department at the time a CO is issued.
3. The buildings shall be properly numbered in accordance with E911 standards including height, color and location. Numbers that cant been seen from the street shall require additional numbers at the street.
4. Buildings plans will need State Fire Marshals approval. I request a set of approved plans with each page stamped approved by the State before Construction Starts.
5. Alarm System will be required, and monitored. Plans submitted to Fire Department at least 2 weeks before work is to start for Approval. System will meet NFPA 72.
6. If Natural Gas/Propane is used their will be ballad's protecting the regulators on the outside of the Buildings.
7. Sprinkler Room shall have an outside door and be marked "Sprinkler Room"
8. As this project progresses through Planning process I may have more requirements.

**Police Department:** No comments received

**Public Works Department:** No comments received

**Abutters Comments:** No comments received.