

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

ITEM 11 - Pre-Application Discussion - Subdivision and Private Way – Jahrel, Registe – a request for a subdivision and private way extension off Wood Road and Daisy Lane. Zoned Rural (R), Map 54, Lot 9-3. The applicant is represented by Peter Dalfonso, P.E., with Dalfonso Engineering.

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PROJECT TRACKING

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

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 Peter Dalfonso, P.E., with Dalfonso Engineering.

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 rural zoning is proposed to remain in this area.
- The allowed uses in the Rural Area should be similar to the current Rural zone. This includes farming and forestry as well as a range of residential uses (single-family, two-family, and multi-family), accessory apartments, municipal and community uses, institutional uses, rural entrepreneurial uses, and inns and bed and breakfast establishments. In addition it should accommodate traditional rural and agricultural uses including the reuse of agricultural buildings, sawmills, mineral extraction, and agriculturally related businesses including the processing and sales of agricultural products.
- The Future Land Use Plan states “The development standards in the Rural Area should allow for the conduct of working rural activities including farming, forestry and mineral extraction and should not impose unreasonable standards on these uses. Low-density residential development with somewhat higher densities for residential developments that utilize conservation or open space subdivision design principles should be accommodated. The base density for residential developments should be set at 1 unit per 1.5 net acres. Conservation or open space subdivisions that preserve a substantial portion of the site as permanent open space should be allowed at the same base density. The base minimum lot size requirements should be 60,000 SF but individual lots in a conventional subdivision can be as small as 40,000 SF as long as the overall maximum density is met for the entire subdivision. Lots in a conservation or open space subdivision may be as small 20,000 SF as long as the density requirement is met. The base minimum lot frontage requirement should be 200 feet for lots that front on a state numbered highway or an identified major collector road (New Portland Road, Libby Ave/Brackett Road, Huston Road, and North Gorham Road) and 150 feet for lots that front on other streets. In conservation subdivisions, the minimum frontage on local streets should be reduced to 100 feet.”

Zoning and Subdivision

- The zoning is currently Rural (R), which allows for single family residential.
- Clustered residential development is allowed in this zoning district and shall follow the standards in Chapter 2 Section 2-4 General Performance Standards.
- Conventional subdivision is allowed in this zoning district.

Historic Preservation/Natural Resources

- Files Brook runs through a forested area on the northeast section of the parcel. A portion of this area is located within the mapped FEMA floodplain and is included in the town’s shoreland overlay district.
- Numerous wetlands are shown on the sketch plan submitted with the application documents.
- No other significant habitat or historic resources are shown on the parcel in the Gorham Comprehensive Plan inventory or in the Beginning With Habitat maps provided by Maine Inland Forestry and Wildlife.

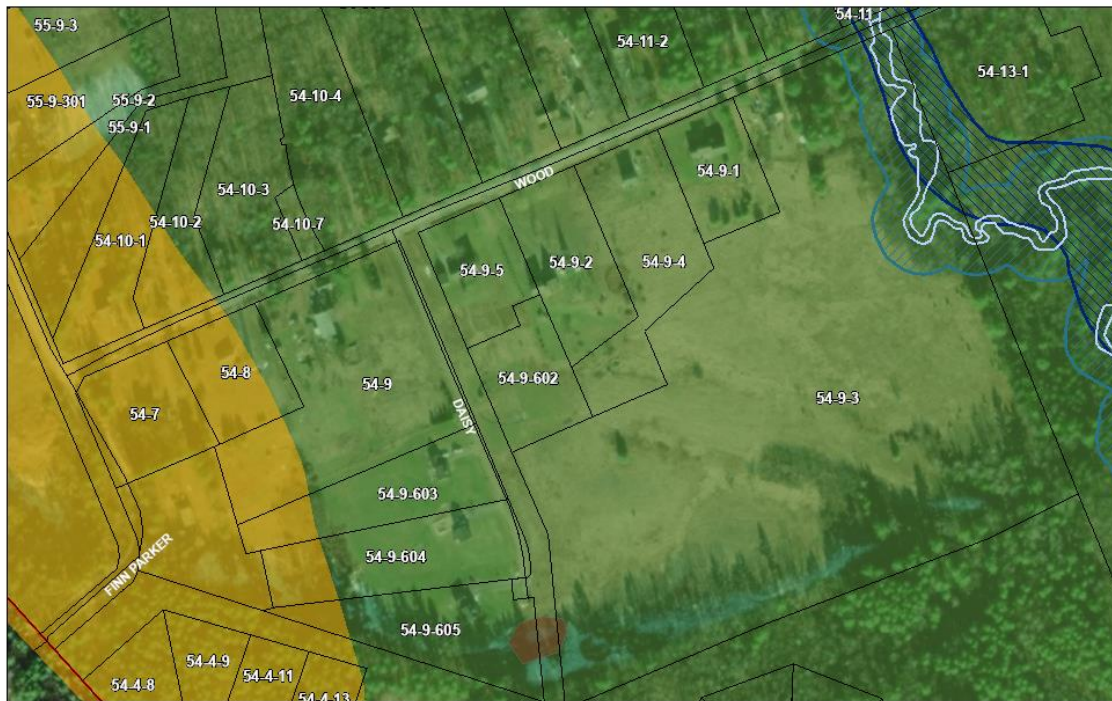
3. AERIAL PHOTOGRAPH

Google earth images



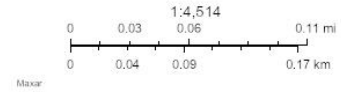
Jahrel Registe – Wood Road
 Subdivision and Private Way
 M54/L9-3

Town of Gorham Public Map Viewer



11/4/2022, 9:36:38 AM

- Roadways
- ▭ Parcel Labels
- ▭ Parcels
- ▭ Gorham Town Boundary
- ▭ Natural Resources - National Wetlands Inventory
- ▭ Natural Resources - Rivers and Streams
- ▭ Freshwater Pond
- ▭ Natural Resources - Aquifers
- ▭ 10-50 gallons-per-minute



Public User
 Town of Gorham



4. STAFF COMMENTS

Planning Division: 11/03/2022

November 3, 2022

- Ordinances (and specific sections) to review for applicability:
 - Chapter 1 - Zoning regulations
 - The proposed subdivision is located in the rural zone, with a portion on the northeastern section of the property being in the shoreland protection overlay zone.
 - The site contains numerous wetlands as shown on the sketch map included with the application documents.
 - The site does not fall within any other overlay districts.
 - Chapter 2 - General Standards of Performance
 - Chapter 2 Section 2-5 C. ACCESS TO ADJOINING LAND 1.
 - The proposed right of way is not shown to connect with any adjacent parcels in the sketch map.
 - The intent of this ordinance requirement is to allow for through roads and connections.
 - 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
 - H. STANDARDS FOR PRIVATE WAYS The Planning Board may approve the use of private ways to provide access to individual lots of land provided that the following conditions are met:
 - 1) An approved private way may serve a combination of dwelling units/lots identified below:
 - 1 lot gravel private way – 1 lot with a single family house
 - 2-6 gravel private way – up to 6 lots, with no more that 6 total dwelling units served by the private way
 - 7-10 paved private way – up to 10 lots, with no more than 10 total dwelling units served by the private way
 - 25 dwelling unit paved private way – up to 25 lots, with no more than 25 total dwelling units served by the private way
 - The applicant proposes the creation of a new private way extending from an existing gravel private way, Daisy Ln. The total number of lots served by Daisy Ln. Would total 7, necessitating a paved standard.
 - Chapter 3 - Floodplain Management (if applicable)
 - A portion of the northeastern section of Lot 1 is located in a mapped floodplain adjacent to Files brook.

- Chapter 7 - Impact Fees Recreational and Open Space, Middle School will apply.
- Stormwater
- Wastewater

Assessing Department: No comments received.

Code Department: No comments received.

Fire Department: 10/25/2022

October 25, 2022

MAP 54 Lot 9 - 3 3 Lot Subdivision ? off Daisy Lane ?

I have reviewed the Sketch Plans dated 10-20-2022

1. The hammer head width needs to be 20' wide and 50' deep.
2. **No drive ways will be allowed off the Hammer Head.**
3. Their shall be "No Parking - Tow Away Zone" or "No Parking - Fire Lane" signs added to the hammer head. Please show on the Plans
4. 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.
5. 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.
6. 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.
7. **Past history has repeatedly shown that private ways/drives are very poorly maintained, and wintertime poses a very serious issue of emergency vehicle access, with very little enforcement available to the Town. I would state for the record and make notice that the Fire Department cannot and will not be held responsible for incidents where we cannot gain access to buildings or incidents on these private ways/drives that are not properly maintained.**
8. We may have more requirements as this progresses through the planning process.

Police Department: No comments received

Public Works Department: 10/24/2022

October 24, 2022

I don't believe that Daisy lane has its paved apron. If this is part of Daisy lane the paved apron must be completed before the CO is issued.

Abutters Comments: No comments received.