

**Town of Gorham  
Planning Board Meeting  
August 1, 2022**

**ITEM 1- Public Hearing - Land Use and Development Code** – a proposed Zoning Map amendment to change the area in the vicinity of South Street to Brackett Road from Rural and Suburban Residential District to the Urban Expansion District and the area in the vicinity of New Portland Road and Lowell Road from the Rural District to the Suburban Residential District.

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**AMENDMENT TRACKING**

| <b>DESCRIPTION</b>                   | <b>COMMENTS</b>  | <b>STATUS</b>         |
|--------------------------------------|--|-----------------------|
| <b>PLBD CPIC</b>                     | The committee reviewed the proposed changes on the zoning map and recommends adoption of the amendments. | <b>May 16, 2022</b>   |
| <b>Planning Board Public Hearing</b> | The PLBD forwarded the item to a full workshop after hearing public comments on the item.                | <b>June 6, 2022</b>   |
| <b>Planning Board - Workshop</b>     | The PLBD reviewed the item and sent the item on for continued public hearing process.                    | <b>July 11, 2022</b>  |
| <b>Planning Board Public Hearing</b> |  | <b>August 1, 2022</b> |

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

**Memo completed by Thomas Poirier, Director of Community Development.**

## Map Amendment: Village Expansion District: Phase 2

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### 1. Overview

As a reminder, the Planning Board's role on proposed amendments to the Land Use Code and Zoning Maps is to give the Town Council a recommendation on the proposal. This can be done as part of a motion or for larger more detailed recommendation by the Planning Board on a proposed zoning change, a written memo can be drafted by the Planning Board.

Once the Planning Board closes the public hearing process staff recommends the Planning Board discuss and move forward with a motion on the item.

Below is information provided to the Planning Board as part of the Public Hearing discussion on the item and a draft motion provided on page 3.

The Comprehensive Plan identifies this area to be rezoned to Village Expansion (identified as Urban Residential Expansion District in the Land Use Code) which is identified as a moderate density residential district. A majority of the area to be rezoned is located in the Suburban Residential district which is also identified as a moderate density residential. Below is a breakdown of the difference of the 2 zoning districts space standards.

|                                       | <b>UR Expansion</b> | <b>SR</b>     |
|---------------------------------------|---------------------|---------------|
| <b>Minimum lot size</b>               |                     |               |
| Public Sewer                          | 20,000 sq.ft        | 30,000 sq.ft* |
| Private Sewer                         | 40,000 sq.ft        | 60,000 sq.ft  |
| <b>Minimum area per dwelling unit</b> |                     |               |
| Public Sewer                          | 20,000 sq.ft        | 20,000 sq.ft* |
| Private Sewer                         | 40,000 sq.ft        | 40,000 sq.ft  |
| <b>Street Frontage</b>                |                     |               |
| Public Sewer                          | 100'                | 100'*         |
| Private Sewer                         | 150'                | 200'          |

(\* Subdivision lots in the SR district can have their frontage and lots sizes reduced 25% for having public water and 50% for having public water and sewer.

### **Maximum Building Coverage**

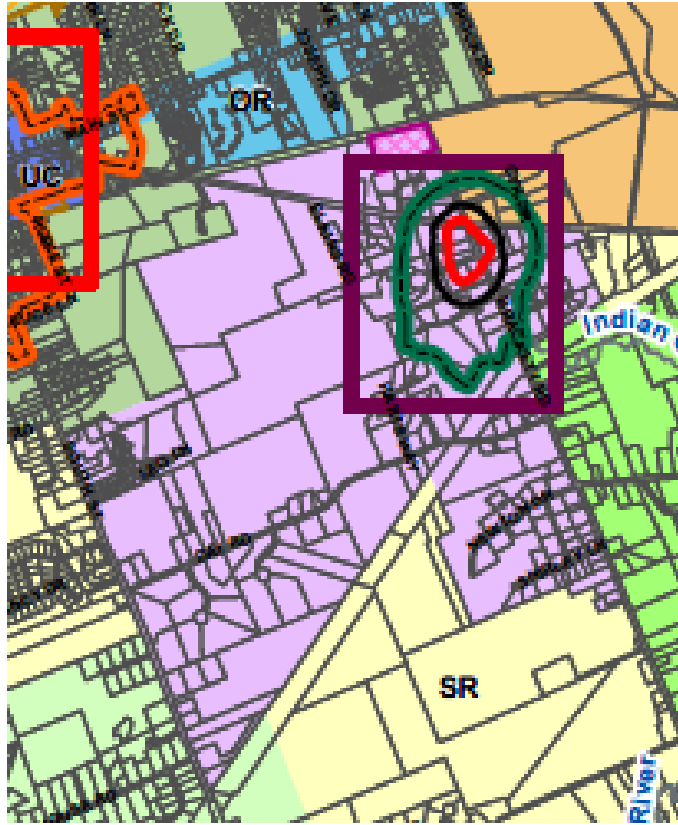
|     |      |
|-----|------|
| 25% | None |
|-----|------|

Town staff requested a legal opinion from the Town Attorney regarding restrictions on land use and development within the Narragansett Game Sanctuary. See email dated June 16, 2022 from Mark Bower, Jensen Baird to Tom Poirier, Director of Community Development.

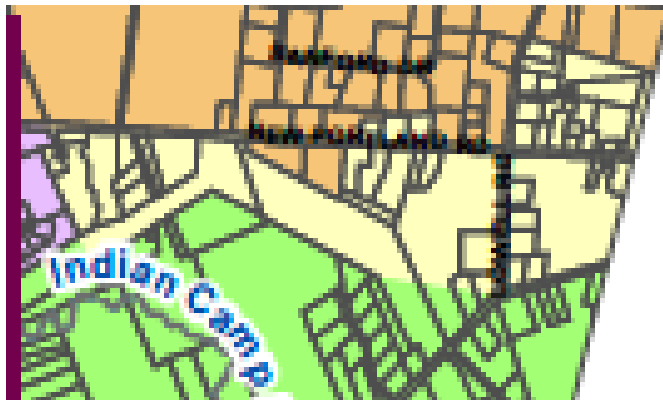
Included with the staff notes is a draft copy of the Zoning Map amendment for phase 2 of the Urban Expansion District. The proposed area to be rezoned is approximately the area between South Street and Brackett Road shown in purple.

**Map Amendment: Village Expansion District: Phase 2**

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Staff also included in this map amendment a revision around the New Portland Road and Lowell Road. The proposed map amendment changes this area from Rural to Suburban Residential District. This proposed change is shown on the future land use map in the Comprehensive Plan.



**Proposed Motion:**

Move to recommended adoption by the Town Council of the Zoning Map Amendment to the Urban Residential Expansion and Suburban Residential Districts (as amended by the Planning Board).