

Land Use and Development Code Amendment: ZONING MAP AMENDMENT

**Town of Gorham
Planning Board Meeting
May 18, 2020**

ITEM 2 - Land Use and Development Code - Discussion: Proposed amendment to the Zoning Map to expand the Development Transfer Overlay District to include the area in the vicinity of Mosher’s Corner.

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AMENDMENT TRACKING

DESCRIPTION	COMMENTS	STATUS
Town Council Meeting	The Town Council (6 ayes) forwards the item to the Planning Board for a public hearing and recommendations. (6 ayes)	November 12, 2019
Planning Board Meeting	The Planning Board forwarded the item to the PLBD Comprehensive Plan Implementation Committee.	January 6, 2020
PLBD Comprehensive Plan Implementation Committee	The committee recommended adding the area along the Westbrook Town line in the area identified in the Comprehensive Plan as Suburban Residential.	February 3, 2020
Planning Board Meeting – Public Hearing	The proposed amendment has been advertised as a public hearing and requires the Planning Board to open the item for public comment.	May 18, 2020

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.

Land Use and Development Code Amendment: ZONING MAP AMENDMENT

1. Overview

The item is on the Planning Board meeting for a public hearing and a recommendation back to the Town Council. This will require the Planning Board to open the item for a public hearing before the Planning Board votes on the item.

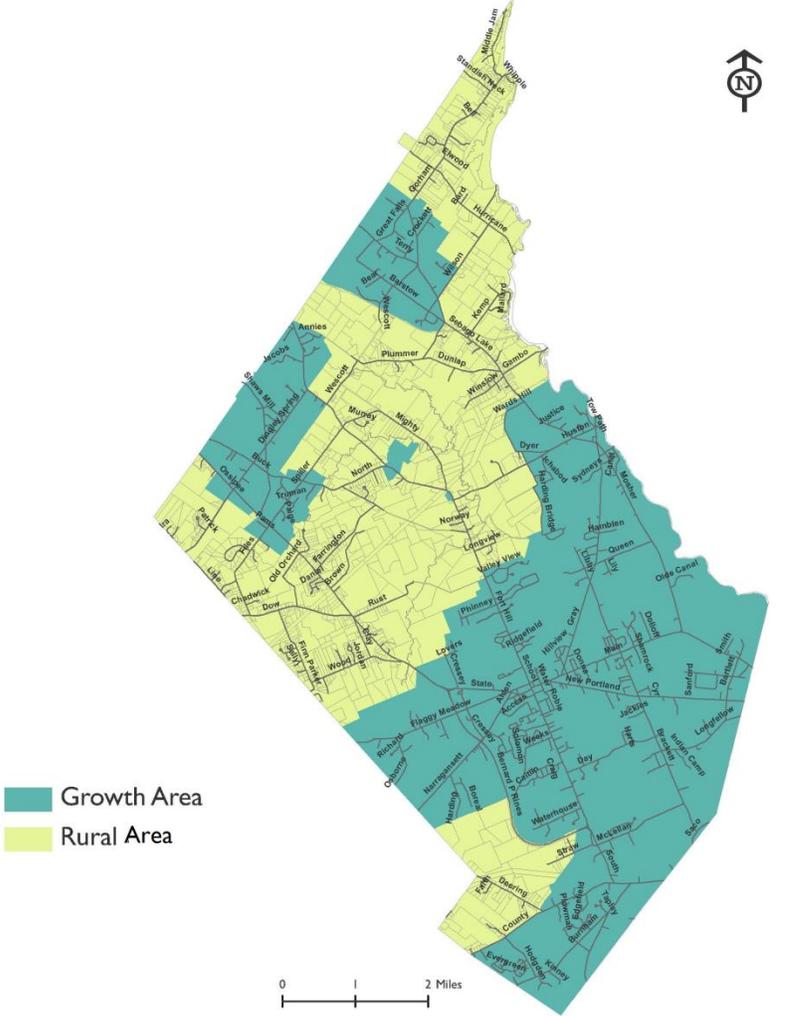
As a reminder the Town Council forwarded a proposed rezoning of development transfer overlay district area in the vicinity of Mosher's Corner. The Town Council was not specific as to which parcels they wanted the Planning Board to consider. The Planning Board forwarded the item to the Planning Board's Comprehensive Plan Implementation Committee for review and recommendation back to the Board.

The Comprehensive Plan Implementation Committee reviewed the Comprehensive Plan with the residential and mixed-use growth areas and recommends that the Development Transfer Overlay District be expanded to the area identified as Mosher Corner Mixed Use District as well as the area near the Suburban Residential District near around New Portland Road, Lowell Road, and Longfellow Street near the Town line with Westbrook. Both of these areas can be easily served by public sewer and water.

Staff has attached a draft revised zoning map that will be forwarded to the Town Council for adoption. The date shown on the map will be amended to the date the zoning map will be on the Town Council meeting for adoption. The attached map shows both the revised Development Transfer Overlay District Boundary as well as proposed amendment to convert Rural District to Suburban Residential District in the vicinity of Harding Bridge Road to the Little River (see item 3 of the Board's agenda for Public Hearing this evening).

Town's Comprehensive Plan: Under Chapter 5: Community Goals & Policies, A. Population and Demographics, 3. states, "The Town should allow more intense utilization of the land in the areas of the community where public sewage is or can be available while assuring that this higher density is balanced by protecting open space in the rural area." As a reminder to the Planning Board, the Development Transfer Overlay District purpose states, "District is to create livable, walkable, neighborhoods in areas of the community where public sewerage is available or planned while minimizing development in other areas of the community where intensive development is not desired."

Figure 6.1: General Growth Areas
Gorham Comprehensive Plan Update



Prepared by PDI 3/27/13

PROPOSED MOTIONS:

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Move to recommend the Town Council adopt of the revised Development Transfer Overlay District boundary as shown on the draft zoning map.

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PLANNING BOARD MEETING MINUTES

February 3, 2020

ITEM 2 Land Use and Development Code: Proposed amendment to the Zoning Map to expand the Development Transfer Overlay District to include the area in the vicinity of Mosher's Corner

Mr. Poirier explained that this item is on for discussion of a proposed rezoning in the vicinity of Mosher's Corner. The Town Council was not specific as to which parcels it wants the Board to consider, but the Comprehensive Plan describes the "Mosher Corner Mixed-Use Area" location as "... includes the land on the northerly side of Main Street from Gateway Commons to Mosher Road including land on both sides of the transmission line." The expansion of the DTO would give a developer the ability to utilize the district and it is not a requirement.

In addition to the proposed Mosher's Corner area, the Board agreed with Mr. Poirier's suggestion to include the Suburban Residential area along Longfellow Road abutting the Westbrook line in an expanded DTO District.

The item will be brought before the full Board for a public hearing.