

**Land Use and Development Code Amendment: Gorham Savings Bank Contract Zone
Amendment and Pre-Application**

**Town of Gorham
Planning Board Contract Zone Amendment Discussion
and Site Plan Pre-Application
June 1, 2020**

ITEM 2 - Land Use and Development Code: Discussion, site plan pre-application and proposed amendment to the Gorham Savings Bank Contract Zone to allow a ground mounted solar array and to amend the buffering and setback requirements. Zoned UR/Shoreland, Map 46, Lots 9 and 9-1. The applicant is self-represented.

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AMENDMENT TRACKING

DESCRIPTION	COMMENTS	STATUS
Town Council Meeting		May 5, 2020
Planning Board		June 1, 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: Gorham Savings Bank Contract Zone Amendment and Pre-Application

1. Overview

The applicant/owner is Gorham Savings Bank - a request for sketch/pre-application plan review for a solar array with associated infrastructure off Wentworth Avenue, which is off the Gray Road. The lots are approximately 8.43 and 7.66 acres. The property currently contains an office building. There is a portion near the back of the rear parcel that is in shoreland zoning. The applicant is self represented.

This item is on for discussion of the applicant's proposed amendment to the existing Contract Zone and pre-application for site plan review. The applicant is looking for amendments to the approved Contract Zone agreement that include: allowing this particular use and to relax the required buffering and setbacks from the 100 foot minimum required in the contract.

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

1. The Comprehensive Plan vision states that Gorham shall be a vibrant pedestrian friendly area with easy access to services and community facilities.
2. The Comprehensive Plan vision states that the road network is improved and interconnections are established. Sidewalks and trails have been expanded to allow people to walk and bike within the village as well as to major activity centers.
3. The Comprehensive Plan vision states that "In Gorham Village, a range of businesses meet the day-to-day needs of residents of the community and the larger region while in Little Falls the businesses are more locally focused. Both villages are attractive, pedestrian friendly places where people are comfortable and want to be. The village residential neighborhoods provide highly livable environments with easy access to services and community facilities..."

Zoning

1. Both lots are currently zoned Urban Residential. The Urban Residential zoning district allows one and two family dwellings among other uses, but not office uses of this type. It requires 15,000 square feet minimum lot size if water and sewer is available. A buffer zone is reviewed during site plan stage.
2. Contract zoning requirements shall be observed.

Subdivision

A subdivision is not part of this request.

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Site Plan

1. Some landscaping including canopy trees and other buffering should be maintained where the trail system is in close proximity to the proposed development.
2. There is a trail system adjacent to the development area that includes a parking facility. This should be discussed with the applicant.

Parking, Loading and Traffic

The applicant should address any additional parking needs for this development, if any.

Streets and Ways

The applicant should address any additional street or ways upgrades needed for this development.

Historic Preservation

The applicant should check with the Historic Preservation Commission to determine if the site is an historic property, site, or landmark.

Contract Zone Amendment Review

In addition to any other recommendations proposed by the Planning Board as part of the contract zone amendment. Planning Staff recommends the following amendments regarding the contract zone:

1. Contract Zone Density: The parcel density should remain the same for this particular request.
2. Any proposed changes need to be found consistent with the Future Land Use Plan in the Town's Comprehensive Plan. The Future Land Use Plan identifies these lots to be located in the Village Residential Zoning District.
3. The Comprehensive Plan states that "the village residential neighborhoods provide highly livable environments with easy access to services and community facilities."

The Planning Board should also identify any additional material, information, or peer reviews they would like the applicant or staff to provide as the Contract Zone amendment and site plan proceeds to the future meetings.