



Town of Gorham Planning Division

Thomas M. Poirier, *Director of Community Development*
tpoirier@gorham.me.us

Carol Eyerman, *Town Planner*
ceyerman@gorham.me.us

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620 / Fax: 207-839-7711

PLANNING REVIEW MEMO

TO: Planning Board

FROM: Carol Eyerman, Town Planner

RE: Comprehensive Plan Implementation of Future Land Use Map and Ordinances recommendation – Rural to Suburban Residential Zoning

DATE: May 12, 2020

The 2016 Comprehensive Plan Future Land Use Map recommends changing the zoning around Harding Bridge Road, Dyer, Road, and Huston Road from Rural (R) to Suburban Residential. The Comprehensive Plan states on page 49 that the “Suburban Residential designation includes areas that have a substantial amount of suburban style development or are suitable for this pattern of development.” It goes on to state that allowed uses should include the same general types of uses as currently allowed in the Suburban Residential zone which include residential uses, municipal and community uses, institutional uses, rural entrepreneurial uses, and bed and breakfast establishments.

The recommended development standards “should allow for moderate density with higher densities with public water and/or public sewer. The base density for residential development should be set at one unit per net acre...which would increase to 1.5 units per net acre with public water and 2 units per acre with public sewer...a density bonus of 10 to 15% for subdivisions that are developed as conservation or open space subdivisions...”

Attached is information in Powerpoint format with the current and proposed zoning areas, the natural features in the area, water and sewer availability, and lot sizes in the area. All of this can begin to inform discussion about the possibility to develop the area as suburban residential and to make a recommendation to the Town Council. The proposed Zoning Map Amendment is also enclosed.