

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

ITEM 3 – Pre-Application Discussion: Subdivision and Site Plan – The applicant is Les Wilson & Sons, Inc. The property owner is Pamela Bennett Living Trust. This is a request for sketch/pre-application plan review of a sand pit in 2 phases and a 14 lot subdivision off of Fort Hill Road and Mighty Street. The parcel is zoned Rural (R). The lots are shown on Map 66, Lot 1.

The property totals approximately 61 acres and currently contains a 1769 farm house and several barns. There is a wetland on the rear of the property. The applicant is represented by Dustin Roma, P.E.

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PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-application Discussion		February 7, 2022
Site Plan Review		
Site Walk		

The following staff notes are written to assist the Applicant with compliance to the Town of Gorham Land Use Development Code and are not necessarily inclusive of all project requirements. Staff notes contain review comments and recommendations from Town Staff and may include comments from any of the Town’s peer review consultants, regarding applicability to the Gorham Land Use and 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 noncommittal and all final decisions are those of the Planning Board and not Town Staff.

Molly Butler Bailey, Chair, Gorham Planning Board

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.

ITEMS OF NOTE

Comprehensive Plan

1. Gorham offers a variety of lifestyles and living environments.... A large portion of the Town north and west of Gorham Village remains rural and offers the opportunity for working rural activities including a variety of farming and a true rural lifestyle including recreation and public access to open space, woods and rivers.
2. Gorham has a healthy growing economy...Rural businesses including a wide range of agricultural endeavors offer opportunities for land owners to hold on to their land and maintain a working rural landscape. Increasingly, home businesses flourish in the community.
3. Rural Areas – These are areas that are predominantly undeveloped, have large contiguous areas of open land with some commercial agriculture and forestry activity, and are not serviced or likely to be serviced by public water and/or sewerage in the foreseeable future. Therefore these areas are considered appropriate for natural resource-based activities including farming and forestry while accommodating small-scale, very low-density development that is compatible with the rural landscape.
4. Allowed Uses – 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 CHAPTER 6 LAND USE 60 agricultural uses including the reuse of agricultural buildings, sawmills, mineral extraction, and agriculturally related businesses including the processing and sales of agricultural products.
5. Development Standards - 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.
6. 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.

463 Fort Hill Road Map 66 Lot 1 – Subdivision and Site Plan

Chapter 1 - Zoning

- Mineral extraction is an allowed use in this district.

Chapter 2 – General Standards of Performance

- Sections 2-1, 2-2, 2-5, 2-10, and 2-11 will be utilized for review.

Chapter 3 - Subdivision

- Traditional subdivision design is proposed.
- Recreational and Open Space as well as Middle School Impact Fees apply to this residential project.

Chapter 4 - Site Plan

- Site plan review standards will be utilized for this review of the gravel pit.
- The pre-application is complete for Planning Board review.

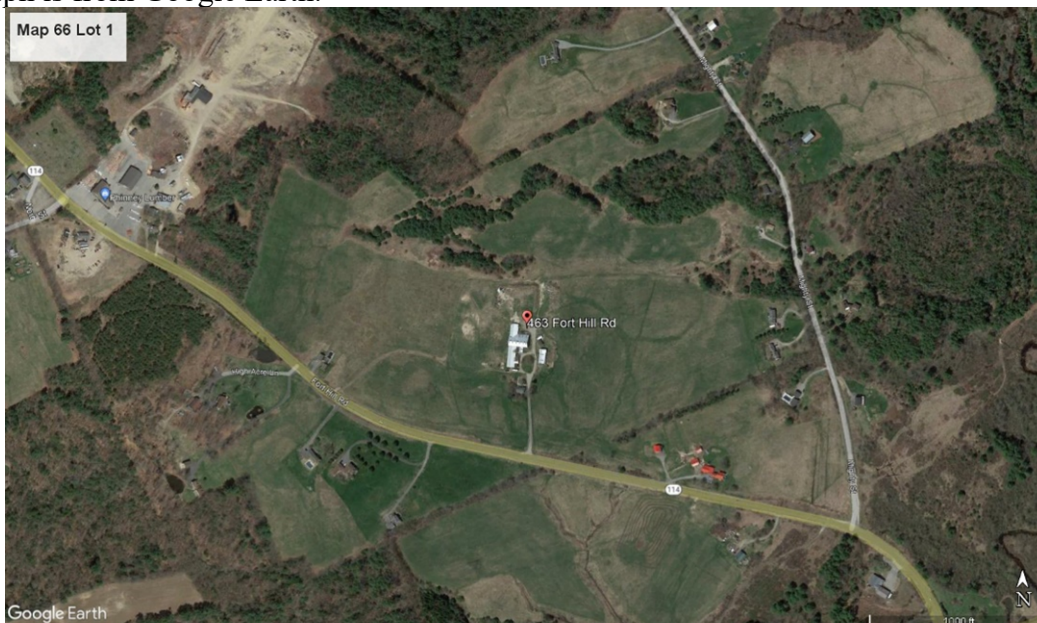
Other ordinances

The following ordinances will also apply to this review.

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

Aerial Photograph

Staff has included an aerial photograph for the Planning Board’s review of the project. The aerial photograph is from Google Earth.



STAFF REVIEWS

Assessing Department: 1/20/2022

January 20, 2022

Les Wilson & sons

Map 66 Lot 1

request plan not depicting full buildout only the immediate project.

bruce

Code Division: No Comments Received

Director of Community Development: No Comments Received

Economic Development: No Comments Received

Fire Department: 01/24/2022

January 24, 2022

MAP 66 Lot Les Wilson & Son 463 Fort Hill Road Plans Dated Jan. 14, 2022

I have reviewed the submitted plans for Les Wilson & Son for 463 Fort Hill Road and have the following requirements or Questions

The letter states only want to split off the 33 acre parcel for mineral Extraction. This plan shows 14 new house lot's with no plans to build at this time. As well the plans do not discuss the buildings on Lot # 2. Lot # 1 existing House.

The complete acres involved is 61 acres. I request that the Water Mail extension cost be on the total acres for the build out of houses at the end of all mineral extraction and reclaim are done. This will double the # of lots to 34. The plans state after mineral extraction is done they will be re-claiming the land. For House lots?

1. I would like to see the existing driveway abandon and Lot's 1 & 2 use proposed "New Road A"
2. The houses will meet all applicable sections of the NFPA 101 Life Safety Code and the NFPA Fire Prevention Code 1. All buildings shall be properly numbered in accordance with E911 standards including height, color and location.
3. New Road A needs to have a Fire Department turn around (Hamer Head) just after Lot's 2 and 4. There will be no driveways off the Hammer Head. The hammer head width needs to be 20' wide and 50' deep. Please show driveway's on future plans are made.

463 Fort Hill Road Map 66 Lot 1 – Subdivision and Site Plan

4. 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.
5. A "No Parking - Tow Away Zone" or "No Parking - Fire Lane" sign will be installed on the hammer head. Please show on the plans
6. Street names need to be approved by Police and Fire Chief as well as be properly posted.
7. Depending on Planning Board ruling on the Public water will dictate what I will have for Hydrants and placement of hydrants. TBD
8. New Road B, Need the circumferences of the circle outside as well as inside if it's having the center planted with Grass or Tree's.
9. The lower mighty street is in poor shape. This needs to be looked at if and when the houses are being built. Public Works needs to have input on this.

As this progress through the planning process I may have more requirements.

Legal Review: No Comments Received

Peer Review Engineer, Wright Pierce: No Comments Received

Planning Division: 02/03/2022

February 3, 2022

- Public water calculations are still being reviewed by staff

Police Department: No Comments Received

Public Works Department: 01/24/2022

January 24, 2022

I have a couple comments:

Public or private roads? Connectivity

Eliminate existing entrance, use new road A

Rebuild 2600 ft on Lower mighty st. This section of road will not hold up to construction traffic.

Public water?

Will DOT weigh in on new road A

Terry Deering

463 Fort Hill Road Map 66 Lot 1 – Subdivision and Site Plan

Recreation: No Comments Received