

**Town of Gorham
Planning Board Meeting
June 13, 2022**

Item 3 - Pre – Application Discussion - Private Way - Slager, Barbara and Joel – North Street – a request for approval of a 2-6 lot private way, approximately 150 feet long. Located on North Street. Zoned R, Map 79, Lot 2-202A. The applicants and property owners are Barbara and Joel Slager and are represented by Andrew Morrell, P.E. with BH2M.

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PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-Application/Sketch (optional)		June 13, 2022

The following staff notes are written to assist the Applicant with compliance to the Town of Gorham Land Use Development Code and may not be all inclusive of project requirements. Staff notes are review comments and recommendations prepared by the Town Planner and, if applicable, the Town’s peer review consultant, regarding applicability to The Gorham Land Use 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 non-committal and all final decisions are those of the Planning Board and not Town Staff.

Jim Anderson, Chair, Gorham Planning Board

This is the first time this application has come before the Planning Board.

The applicant is represented by Andrew Morrell, P.E., with BH2M.

ITEMS OF NOTE

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

Rural Area

o Location – The Rural Area encompasses a broad swath of the northern portion of the town extending from the border with Buxton across the back side of Fort Hill to the Presumpscot River and up to North Gorham. It also includes a small area in the Deering/County Roads area of South Gorham as well as the Longfellow Road area.

o 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 C60 agricultural uses including the reuse of agricultural buildings, sawmills, mineral extraction, and agriculturally related businesses including the processing and sales of agricultural products.

o 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. 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.

Current Zoning and Subdivision

- The zoning is currently Rural (R), which allows for single family residential.
- Clustered residential development is allowed in this zoning district and shall follow the standards in Chapter 2 Section 2-4 General Performance Standards.
- Conventional subdivision is allowed in this zoning district.

Historic Preservation

The applicant should check with the Historic Preservation Commission of Gorham to determine if the property has historic, archaeological, or significant sites.

AERIAL PHOTOGRAPH

Google image.



STAFF COMMENTS

Assessing Department: No comments received

Code Division: No comments received

Director of Community Development: No comments received

Economic Development Division: No comments received

Fire Department: 05/17/2022

May 17, 2022

I have reviewed the Plans dated May 13, 2022

1. The hammer head width needs to be 20' wide and 50' deep. **No drive ways will be allowed off the Hammer Head.** Please show driveway's on future plans if Changes are made.
2. A "No Parking - Tow Away Zone" or "No Parking - Fire Lane" sign should be added to the hammer head.
3. All buildings will meet all applicable sections of NFPA 1 *Fire Code* and NFPA 101 *Life Safety Code*. Building plans shall be submitted to the Fire Inspector for review.
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. The buildings shall be properly numbered in accordance with E911 standards including height, color and location. Numbers that cant been seen from the street shall require additional numbers at the street.

6. Past history has repeatedly shown that private ways/drives are very poorly maintained, and wintertime poses a very serious issue of emergency vehicle access, with very little enforcement available to the Town. I would state for the record and make notice that the Fire Department cannot and will not be held responsible for incidents where we cannot gain access to buildings or incidents on these private ways/drives that are not properly maintained.

7. We may have more requirements as this progresses through the planning process.

Legal Review: No comments received

Planning Division: 06/07/2022

June 7, 2022

- Chapter 7 Impact Fees - Recreational and Open Space, Middle School will apply.
- Chapter 2 SECTION 2-5 - MINIMUM STANDARDS FOR THE DESIGN AND CONSTRUCTION OF STREETS AND WAYS

- H. STANDARDS FOR PRIVATE WAYS The Planning Board may approve the use of private ways to provide access to individual lots of land provided that the following conditions are met:
- 1) An approved private way may serve a combination of dwelling units/lots identified below:
 - 1 lot gravel private way – 1 lot with a single family house
 - 2-6 gravel private way – up to 6 lots, with no more that 6 total dwelling units served by the private way

Police Department: No comments received

Public Works Department: 05/18/2022

May 18, 2022

Check culvert condition.

Recreation Department: No comments received

Abutter Comments: No comments received