

Town of Gorham Planning Board Meeting April 4, 2022

Item 4 - Pre – Conceptual Design Review Discussion – Grondin Corporation/Mountain Trail Meadows – Subdivision Review – a request for sketch/pre-application review for a cluster subdivision on approximately 103 acre parcel located off Wescott Road. The lot is zoned Rural (R). The lot is shown on Map 87, Lot 28-1 and 30. The property is currently a field, wetland, and forest. The applicant is Ken Grondin of the Grondin Corporation. The current property owners are Thomas Smilie and RWS Associates. The applicant is represented by Jayson Haskell, P.E. of DM Roma Consulting Engineers.

The applicant is proposing a cluster subdivision for the Board’s review.

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PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-Application/Sketch		September 13, 2021
Conceptual Design Review		April 4, 2022
Site Walk		
Public Hearing		

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.

Name, Chair, Gorham Planning Board

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

- The Plan recommends that this location remain Rural zoning.
- The allowed uses in the 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 agricultural uses including the reuse of agricultural buildings, sawmills, mineral extraction, and agriculturally related businesses including the processing and sales of agricultural products.”
- The Future Land Use Plan states “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”

Zoning and Subdivision

- The zoning is currently Rural (R), which allows for residential uses. The minimum lot size per dwelling is 60,000 square feet for residential subdivisions.
- The Rural zone allows for cluster residential development.
- The applicant is utilizing the cluster subdivision development standards in Chapter 2 Section 2-4.
- The lot sizes may be 30,000 square feet under the cluster development standards.
- The cluster development standards require that the applicant submit for a Conceptual Design Review. The Conceptual Design Review shall include the submission of an Existing Site Resource Map, identifying both significant natural and cultural resources.

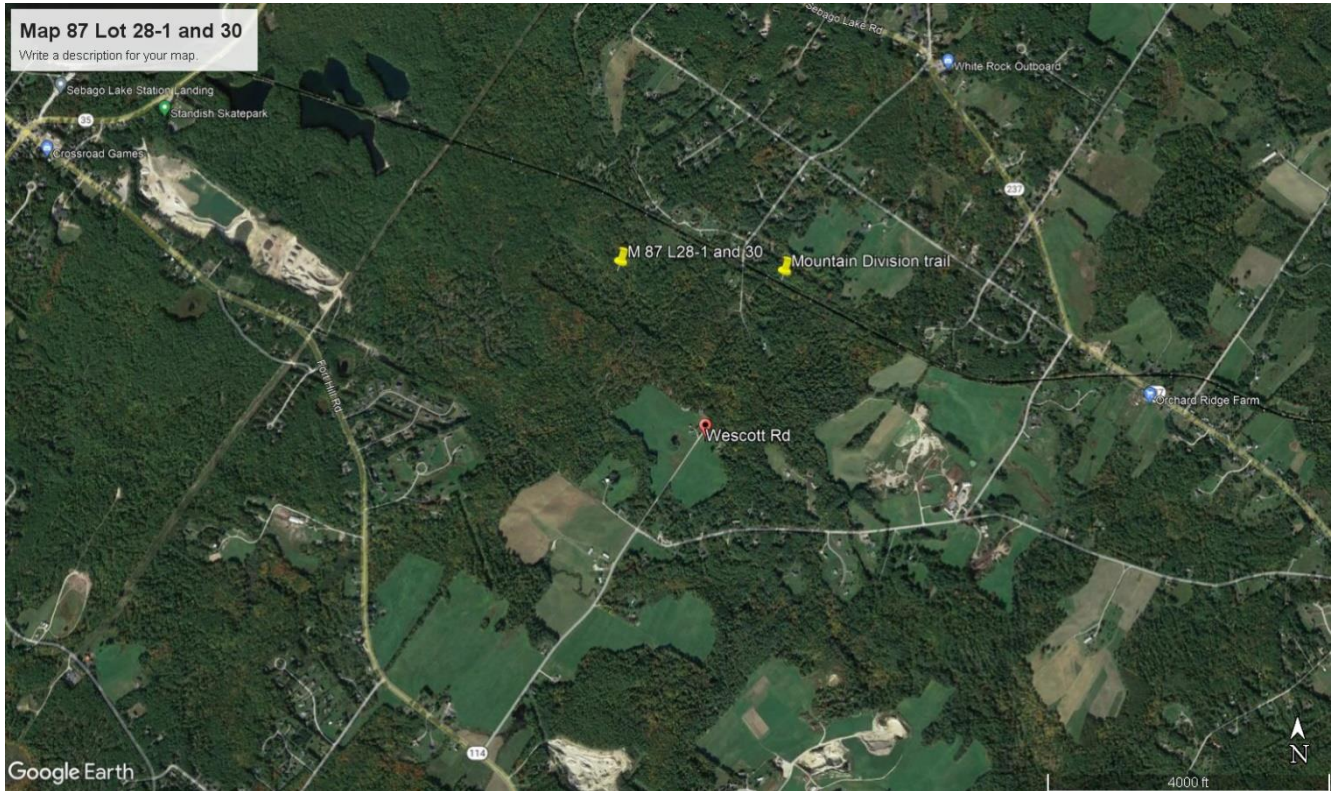
- It is not required that this be an engineered plan, but a surveyed plan that shows wetlands, shoreland areas, significant habitat corridors, rare or endangered habitat, roads and buildings within 100 feet of the property, indication of overall stormwater flow direction, species and size of existing trees, historic and cultural resources such as existing barns, trails, cellar holes, stone walls, and other noteworthy features unique to the property.
- The Existing Site Resource Map shall not include proposed roads or subdivision lots.
- The intent of this phase of review is for there to be an opportunity to build greater Planning Board, applicant, and open space holder consensus on critical resources and over-all design of the project. The developer shall include in the over-all design team either a licensed landscape architect or a natural resource planner. The landscape architect or natural resource planner shall provide a written narrative of the existing site resource maps detailing critical areas with a recommendation about the features which should be preserved in the open space. It is intended that the open space shall be designed first, and the built environment shall be constructed in the remaining areas.
- During the Conceptual Design Review process, the Board shall determine whether or not the open space layout, design and configuration is appropriate based on the size of the parcel to be developed and consistent with the goals outlined under this section and those outlined in the Town’s Comprehensive Plan.
- The Open Space ownership may be by conservation organization, Town of Gorham, or homeowner’s association.
- The uses of common open space may include:
 - a. Passive recreation, such as hiking, walking, running, biking, snowshoeing, cross country skiing, picnicking, bird-watching, hunting, fishing, and other low-impact recreational activities that do not significantly alter the natural common open space;
 - b. Operation of snowmobiles or ATVs on existing snowmobile or ATV trails;
 - c. Agriculture, horticulture, silviculture or pasture uses, provided that all best management practices are utilized to minimize environmental impacts;
 - d. Nonstructural stormwater management, such as rain gardens and forested buffers;
 - e. Easements for drainage, access, and underground utility lines;
 - f. Other conservation-oriented uses such as community gardens, compatible with the purposes of this Chapter; and
 - g. Parking lots for trail head use with no more than 10 parking spaces and associated drive aisles
- Active Open Space is required for subdivision with more than 25 lots.
- 40% of the parcel must be common open space.
- Up to 50% may be required as common open space, if the area contains “high value conservation areas.”

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 earth image taken in May, 2018.



STAFF COMMENTS

Planning Division: 09/07/2021; 03/29/2022

September 7, 2021

- Zoning – Rural/Shoreland overlay
- Possible trail connections and all possible amenities should be shown on the plan.
- The parcel contains wetland, and floodplain.
- Water main runs through parcel.
- The Conceptual Plan needs to include significant habitat corridors, rare or endangered habitat, roads and buildings within 100 feet of the property, indication of overall stormwater flow direction, species and size of existing trees, historic and cultural resources such as existing barns, trails, cellar holes, stone walls, and other noteworthy features unique to the property.
- The landscape architect should submit the details for the conceptual plan.

March 29, 2022

- The applicant should provide more information to address the outstanding resource items required.

- The applicant should provide a percentage calculation of the estimate of open space currently proposed.

Assessing Department: 08/16/2021

August 16, 2021

Will need a plan showing house lots with lot sizes

Code Department: No Comments Received

Fire Department: No Comments Received

Police Department: No Comments Received

Public Works Department: No Comments Received

Conservation Commission: 09/10/2021

September 10, 2021

Mountain Trail Meadows

- Glad to see there is a plan to connect the neighborhood to the Mountain Division Trail. We support that.
- Concerns raised about sewer plan / lot size but think that will be covered by the Planning Board to make sure project complies with zoning.

Abutter Comments:

T. Stanley, 09/24/2021, 03/24/2022, 04/01/2022; R. Blanchard, 09/21/2021, 09/23/2021; J. Cerny, 09/17/2021

CHAPTER 2 SECTION 2-4 RESIDENTIAL

A. Clustered Residential Development

6. Conceptual Design Review

Existing Site Resources Map - It is not required that this be an engineered plan but a surveyed plan that shows wetlands, shoreland areas, significant habitat corridors, rare or endangered habitat, roads and buildings within 100 feet of the property, indication of overall stormwater flow direction, species and size of existing trees, historic and cultural resources such as existing barns, trails, cellar holes, stone walls, and other noteworthy features unique to the property.

The applicant has shown wetlands, shoreland, indication of overall stormwater flow direction on a plan labelled LAX1, Landscape Assessment.

The Existing Site Resource Map or written materials needs to include information about significant habitat corridors, rare or endangered habitat, roads and buildings within 100 feet of the property, species and size of existing trees, historic and cultural resources such as existing barns, trails, cellar holes, stone walls, and other noteworthy features unique to the property as well as addressing the high value conservation area items listed in paragraph 2. If such things do not exist on the property, then this should be stated on the Existing Site Resources Map or in the written materials.

The Board shall determine whether or not the open space layout, design and configuration is appropriate based on the size of the parcel to be developed and consistent with the goals outlined under this section and those outlined in the Town’s Comprehensive Plan.

SUGGESTED MOTIONS:

FOR CONCEPTUAL DESIGN REVIEW APPROVAL:

Move to approve the open space layout, design and configuration for Mountain Trail Meadows Subdivision, located on Map 87 Lot 28-1 in the Rural zoning district.

TO POSTPONE CONCEPTUAL DESIGN REVIEW APPROVAL:

Move to postpone approval of the open space layout, design and configuration for Mountain Trail Meadows Subdivision, located on Map 87 Lot 28-1 in the Rural zoning district pending responses to remaining issues (and finalizing revisions to the Existing Site Resources Map)