

**Town of Gorham  
Planning Board Meeting  
September 13, 2021**

**Item 5 - Pre – Application/Sketch Plan Discussion – Gorham Bike and Ski, Inc. – Site Plan Review and Subdivision Amendment** – a request for sketch/pre-application review for 7,150 square foot retail and café building, an accessory building with apartment above, new access driveway, associated parking lot, outside patio with seating, sidewalk, and landscaping on a proposed 3.19 acre lot of a 12.76 acre parcel located on Raceway Drive off Narragansett Street. The lot is zoned Narragansett Mixed Use Development District (NDD). The lot is shown on Map 39, Lot 2-2. The property is currently a field. The applicant is Gorham Bike and Ski. The current property owner is Moody’s Co-Worker Owned, Inc. The applicant is represented by Christopher Taylor, P.E. of Sebago Technics.

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 be Narragansett Mixed Use Development District.
- The allowed uses in the area is to allow for the reasonably intensive development of this area in a manner that is complementary to Gorham Village but which is not competitive to the uses in the Village. As such, the allowed uses would encourage more of a mixed-use area including multi-family residential development and residential units in mixed-use buildings as well as non-residential uses such as business and professional offices, business services, light manufacturing, research facilities, recreational facilities, hotels and inns, restaurants, automotive services, and similar uses. Single and two-family residences should not be allowed. Small-scale retail uses would be allowed only as part of a mixed-use development and could not be in freestanding buildings.
- The Future Land Use Plan states “The development standards for this designation should require that new development have a planned development character with access off internal streets when feasible. The standards should require that new buildings maintain an attractive roadside appearance with a landscaped buffer strip along the edge of Narragansett Street. Non-residential buildings should be sited to create a business/office park environment. The location of large parking lots between buildings and Narragansett Street should be restricted. Minimum lot size and street frontage requirements for non-residential uses should be small to create the potential for lots to be developed off internal streets. The maximum density for residential uses should be six to eight units per net acre with provisions for variable density for small units. All new development in this area would be required to be served by public sewerage.”

Zoning and Subdivision

- The zoning is currently Narragansett Mixed Use Development District (NDD), which allows for residential uses and retail stores less than 7,000 square feet as part of a mixed use development. Residential are required on the upper floors with commercial uses located on the first floor.

## Gorham Bike and Ski, Inc. – Site Plan Review and Subdivision Amendment

Google earth image taken in May, 2018.



### Historic Preservation

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

Below are staff comments:

### **Planning Division:** September 2, 2021

- Zoning - NMUDD; public water and sewer in Narragansett St
- A subdivision plan needs to be submitted for the amendment.
- Possible trail connections should be shown on the plan
- While reviewing the plan, staff noticed a discrepancy between ordinance sections and will be amending it as soon as is possible. Staff is working with the Town Council on this ordinance amendment.

### **Assessing Department:** August 16, 2021

Will need plan showing where the lot split is coming out. What is the remaining acreage of parcel being split?

**Code Department:** No comments received.

**Fire Department:** No comments received

**Police Department:** No comments received

**Public Works Department:** No comments received

**Conservation Commission:** No comments received