

**Town of Gorham  
 Planning Board Meeting  
 September 12, 2022**

**ITEM 5 – Pre-Application Discussion – Site Plan Amendment - Gorham, Town, School Department – Gorham High School** - a request for approval to expand the Gorham High School kitchen and cafeteria by approximately 100 seats and to add a modular classroom building and 20 additional parking spaces. The modular building would consist of 7 additional classrooms. 55 Morrill Ave., M106/L47. Zoned UR. The applicant is represented by Owens McCullough, P.E., with Sebago Technics, Inc.

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**PROJECT TRACKING**

DESCRIPTION	COMMENTS	STATUS
Pre-Application/Sketch (optional)		September 12, 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.

*Jim Anderson, Chair, Gorham Planning Board*

## 1. OVERVIEW

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

The applicant is represented by Owens McCullough, P.E., with Sebago Technics, Inc.

## 2. 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 – Future Land Use

- The zoning is proposed to be changed to Village Residential for this area.
- Village Residential Area
  - Location – The Village Residential Area includes primarily the developed residential neighborhoods in Gorham Village and Little Falls Village (see Figures 6.3 and 6.4). This designation is similar to the current Urban Residential zone but has been expanded slightly to include areas that are now sewerred.
  - Allowed Uses – The allowed uses in the Village Residential Area should include the same general types of uses currently allowed in the Urban Residential zone. This includes a range of residential uses (single-family, two-family, and multi-family), accessory apartments, retirement housing and elderly-care facilities, municipal and community uses, institutional uses, and bed and breakfast establishments.
  - Development Standards – The development standards in the Village Residential Area should allow for medium-density residential development as well as higherdensity development through the use of development transfer provisions. The base density for residential development should be set at 4 units per acre with public sewerage. Development with on-site sewage disposal should not be permitted. The standards should allow a density of up to 8 units per acre with development transfer. In addition, the variable density provisions for small units should apply. Within the Village Residential Area the reuse of existing buildings for residential purposes should be allowed without density considerations as long as the property meets requirements for parking, landscaping, and buffering. The base minimum lot size requirements should be 10,000 SF with public sewerage. The minimum lot size with development transfer can be reduced to 5,000 SF. The base minimum lot frontage requirement should be 80 feet. If development transfer is utilized, the minimum lot frontage should be reduced to 60 feet. In addition to the space and bulk standards, developments utilizing development transfer should be required to meet additional design standards to assure that the overall development and individual homes are designed with a “village character”.

### Zoning and Subdivision

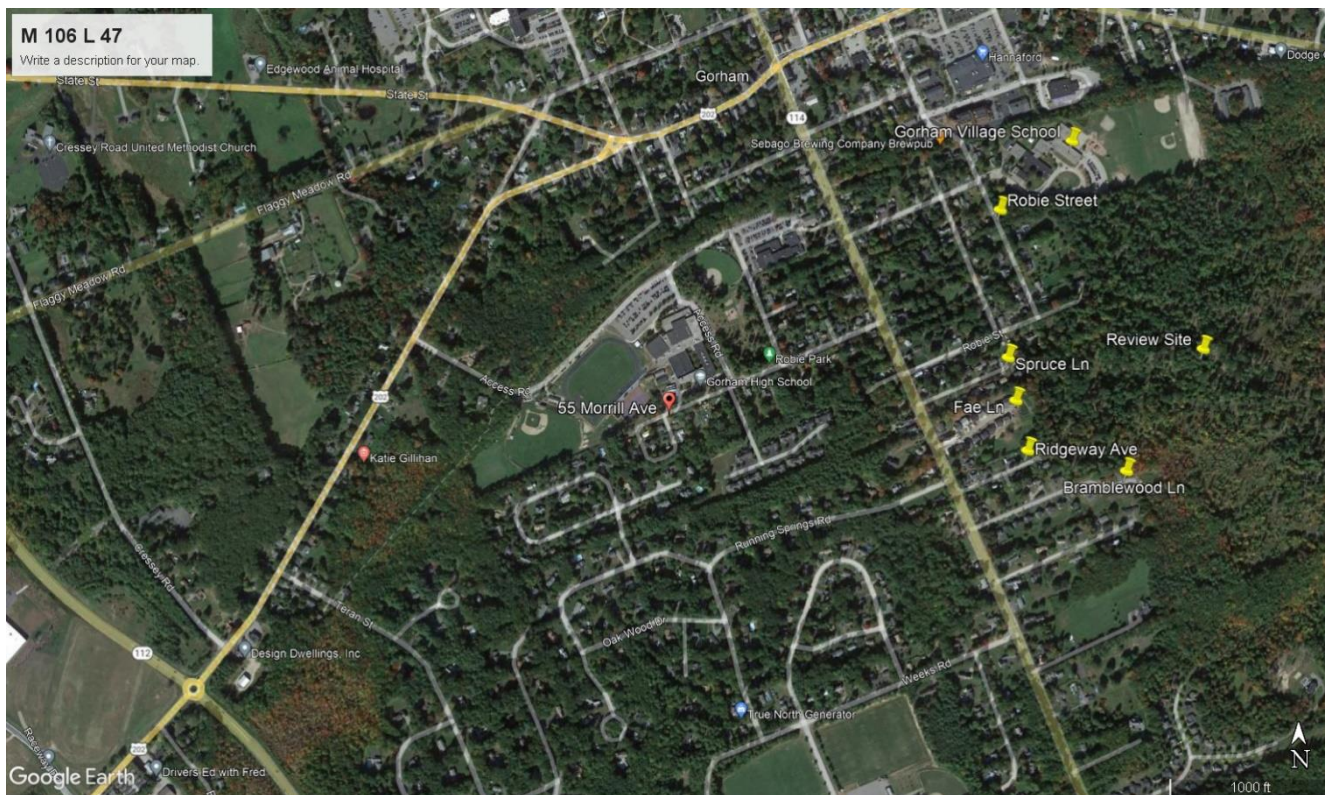
- The zoning is currently Urban Residential (UR), which allows for municipal uses.

### Historic Preservation

There is one (1) known historic, archaeological, or significant sites on this property as identified in the Historic Preservation Ordinance or Comprehensive Plan; Baxter Library. The portion of the parcel on Main Street is located in a historic district.

### 3. PHOTOGRAPHS

Google earth images







#### 4. STAFF COMMENTS

**Planning Division:** 08/29/2022

**August 29, 2022**

- Zoning – Urban Residential (UR); public water and sewer
- Area is located in the MS4 ME DEP regulated urbanized area
- Ordinances (and specific sections) to review:
  - Chapter 1 - Zoning regulations
  - Chapter 2 - General Standards of Performance
  - Chapter 5 - Floodplain Management
  - Chapter 4 – Site Plan Review
  - Solid Waste Flow Control
  - Stormwater
  - Wastewater
  - Sidewalk

Note: There are currently no sidewalks or paved shoulders along this section of Morrill Avenue. It is located in the town’s designated growth area.

**Assessing Department:** No comments received.

**Code Department:** No comments received.

**Fire Department:** 08/25/2022

**August 25, 2022**

I have reviewed the submitted plans dated Stamped received 8-22-2022

1. Plans Review for the buildings needs to be submitted to the State Fire Marshals for approvals. I require a Stamped (Each Page) approval set of plans submitted to this office before Construction Permit from the Town is issued.
2. **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.**
3. All buildings will meet all applicable sections of NFPA 1 *Fire Code* and NFPA 101 *Life Safety Code*.
4. Fire Alarm System installed per NFPA 72
5. Gas Detection installed on the Alarm System in Mechanical Room.
6. Parking in the Location of the Fire Department Connection needs to be enforced "NO PARKING"
7. Kitchen Expansion? Or Cafeteria expansion?
8. May have more requirements as this goes through the planning process.

**Police Department:** No comments received.

**Public Works Department:** 09/06/2022

**September 6, 2022**

All parking from so -called school drive to be eliminated. With increased traffic 2 way traffic is difficult at best with parking along Morrill ave.

A bit concerned that the 2 basins may not capture the flow from the new entrance and allow run off into morrill ave.

Possible overlay of Morill from school dr past new entrance

**Stormwater Compliance Officer:** 08/25/2022

**August 25, 2022**

Due to this project's size, location and setting as a Gorham School it is strongly recommended that the upcoming Low-Impact Development Ordinance Changes be considered and integrated into the plan. Areas of focus mentioned below:

**SECTION 2 – APPLICABILITY**

If a proposed development or redevelopment project is in the municipalities' Maine DEP Regulated Urbanized Area and meets the following threshold, it is subject to the LID requirements outlined in this Chapter:

- Projects that disturb  $\geq$  1.0-acres
- Projects that disturb  $<$  1.0 acre that are part of a larger common plan or development or sale that cumulatively exceeds 1.0 acre of disturbance

**SECTION 3 – REQUIRED LOW IMPACT DEVELOPMENT (LID) PERFORMANCE STANDARDS**

1. Protect Natural Drainage Systems
2. Minimize the Reduction in Time of Concentration (Tc Path)
3. Minimize Impervious Areas & Minimize Effects of Impervious Areas
4. Minimize Soil Compaction/Disturbance
5. Maximize Landscaping That Encourages Runoff Retention

**Abutters Comments:** No comments received.