

**Town of Gorham
Planning Board Meeting
October 2, 2023**

ITEM 6 – Discussion – Subdivision Pre-Application – Gary and Megan Jordan – Waterhouse Road - a request for approval of a 16 lot, 24 unit subdivision on Waterhouse Road. Map 18, Lot 5. Zoned UREXP. The applicant is represented by Austin G. Fagan, P.E. with BH2M.

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PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-application Discussion		October 2, 2023

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.

Vincent Grassi, Chair pro tem, Gorham Planning Board

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M18 L5**

1. OVERVIEW

The applicant is proposing to construct 16 single family and 4 duplex homes on 36 acres. The applicant has provided two (2) proposed layouts for the Boards review which comes off of Waterhouse Road. The development is proposed to include onsite wells and subsurface septic systems.

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.

2. ITEMS OF NOTE

Zoning and Subdivision

- The zoning is currently Urban Residential Expansion (UREXP), which allows for single and two family residential as well as multi-family housing. This is consistent with the Comprehensive Plan.
- Conventional subdivision is allowed in this zoning district.
- The parcel is located within the Development Transfer Overlay District.
- There are specific performance standards in Chapter 1 Section 1-24 subsection E for street layout, underground utilities, and architecture.

Density Calculation Review

- The applicant has provided the net residential density calculation used to determine the number of allowed units. The net residential density identified under Section 1-5, Definitions, has been used to calculate the maximum number of dwelling units that can be placed on a parcel. Each lot in a subdivision shall have the minimum area per dwelling unit for the number of dwelling units proposed to be on a given lot.
- The minimum area per dwelling unit, unsewered, is 40,000 square feet (20,000 square feet if sewer)

Performance standard review (Land Use and Development Code Chapter 2)

- Sidewalks would be required whether the street is public or private.
 - As specified in Section 2-5, F, 11: Sidewalks shall be provided...with connection to the existing sidewalk network...
 - See Figure 5 urban access or Figure 10a 25 lots urban paved private way
- A Plan of Private Way needs to be submitted, if a private way is chosen by the Planning Board.
- Section 2-5, C – Access to adjoining land is to be provided, with a 50 foot ROW to be dedicated. The applicant proposes one (1) connection to adjacent parcels.
- Section 2-10, Provision of Public Water and Sewer
 - The applicant provided water supply cost calculations for public vs. private provision of water. However, the calculation is based on the number of proposed

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lots and not the required highest number of lots allowed by ordinance, which is 49 lots when utilizing the Clustered Residential Development standards as required in Section 2-10E.

- Community Development staff recommend the water and sewer be provided via Caitlyn Drive due to the reduced linear feet to the project.
- The applicant should work with Portland Water District regarding provision of public water.

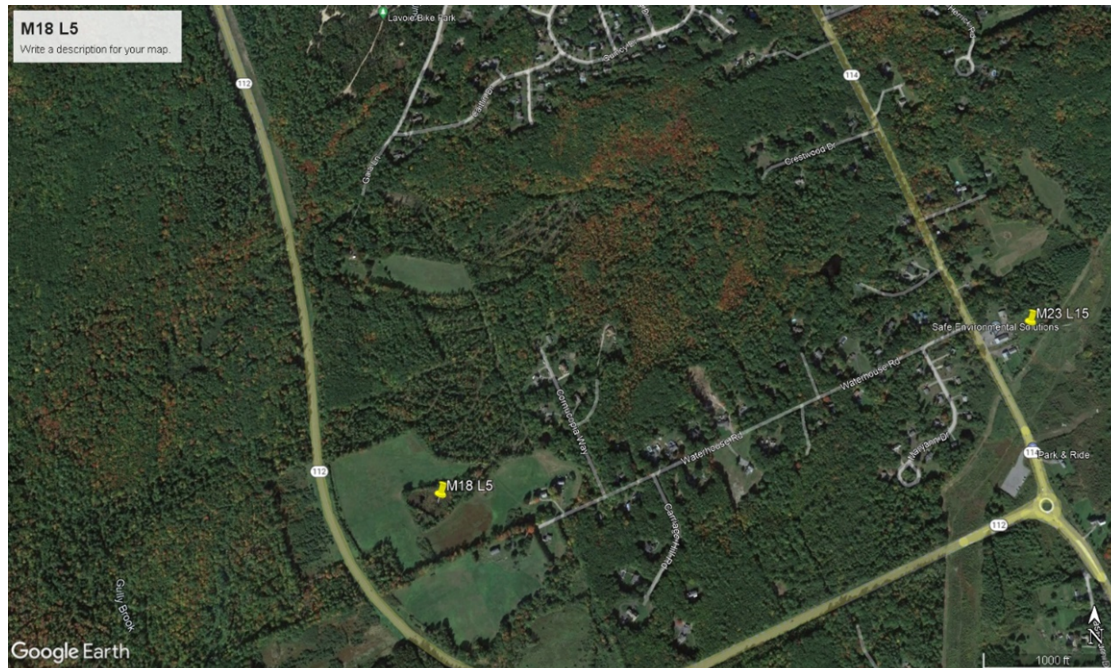
Other Items of note:

- Wastewater Ordinance provisions
 - Calculations should be included, using formula in the sewer ordinance (located within 500 ft. of existing sewer or can be connected without undue hardship as determined by the planning board. See Wastewater Ordinance Article IX, Section 1
 - Community Development staff recommend the water and sewer be provided via Caitlyn Drive due to the reduced linear feet to the project.

Historic Preservation

The known archaeological sites map and historic resources inventory in the Comprehensive Plan does not show or list any of this property as a historic, archaeological, or significant site.

3. AERIAL PHOTOGRAPH



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4. STAFF REVIEWS

Assessing Department: No comments received

Code Department: No comments received

Fire Department: 09/14/2023

MAP 18 Block Lot 5

I have reviewed the Plans dated Sept. 7, 2023

1. 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 Department for review.
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. The buildings shall be properly numbered in accordance with E911 standards including height, color and location. Numbers that can't be seen from the street shall require additional numbers at the street.
4. Propane / Natural Gas. Protection of tanks and or Piping
5. Plowing in the winter – This may be a concern – Needs addressing on the approval. Depending if Public vs Private Road.
6. Fire Department may have more or less requirements as this progresses through the Planning Process.

Planning Division: 9/26/23

1. The water estimate needs to be calculated according to the ordinance requirements.
2. The water and sewer should be considered to be run from Caitlyn Drive.
3. The owners of the parcel needs to be updated on the plans to show all the owners.
4. Staff recommends that the streets be designed to be public with connections to abutting parcels in a grid pattern as required by ordinance. The grid pattern can be found in the current Gorham village. The length of streets ideally are a maximum of 300 to 400 feet long and are broken up by intersections. The grid pattern does several things: 1. It creates high value per acre 2. It disperses traffic. 3. It allows for walkable neighborhoods. Walkable doesn't only mean a sidewalk; it also means small street lengths and smaller lot frontages.
5. The applicant chooses to use or not to use any overlay type development.

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6. Nitrate study is a requirement if the development utilizes onsite septic.

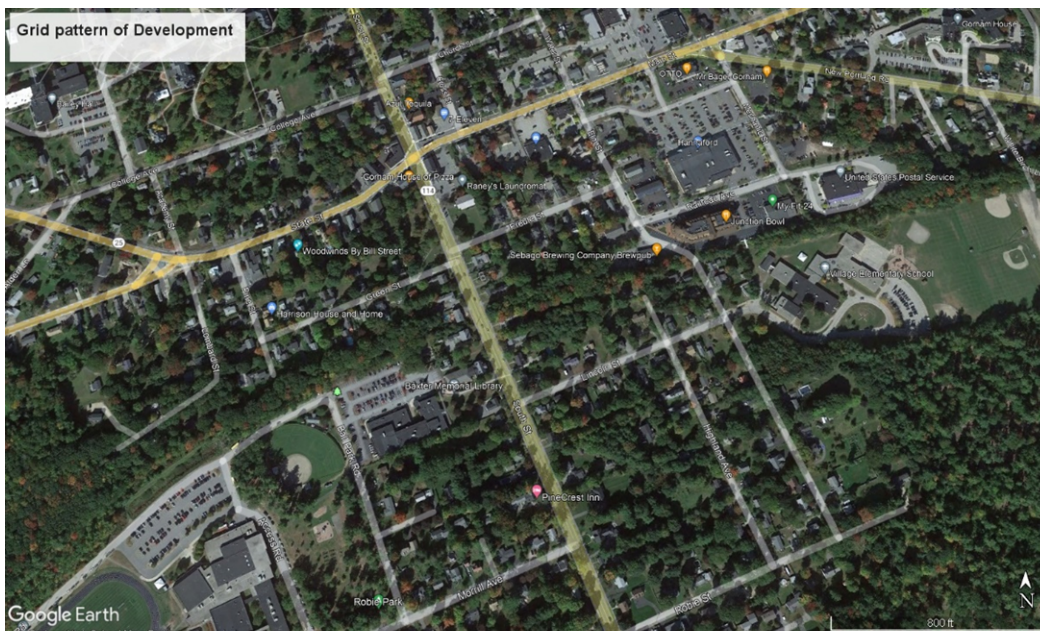
B. REQUIREMENTS

11) Location and boundaries of soil areas and their names in accord with a Class A Soil Survey as identified in the Maine Association of Professional Soil Scientists guidelines for Maine Certified Soil Scientists for Soil Identification and identifying each soil for any separate area of one-eighth of an acre or larger in size. Such study may peer reviewed as to its accuracy by a third party licensed soil scientist hired by the Town to provide technical assistance to the-Planning Board.

The requirement for a class A survey may be waived to a Class B survey by the Planning Board for subdivisions and subdivision amendments not required to provide the net acreage calculation required under Chapter 1 and/or where public water supply is available to serve the lots.

The requirement for a class A survey may be completely waived by the Planning Board for subdivision amendments not creating new lots within the subdivision.

Grid pattern of development example in Gorham Village



Police Department: No comments received

Public Works Department: 09/19/2023

My one comment for this project:

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“While not a requirement, the Town would like the applicant to consider utilizing Low Impact Development techniques. If the applicant chooses not to implement LID practices, please show why this is not feasible for this project.”

Thank you very much,

Ethan Moskowitz
Stormwater Compliance Officer/ GIS Technician

Recreation Department: No comments received

Conservation Commission: 09/25/2023

Dear Carol and Planning Board Members,

The Conservation Commission has been asked to review the sketch plans for Waterhouse Road Subdivision sketch plan forwarded to us on September 13, 2023. Here are our initial comments and questions:

1. Care should be taken to protect existing wetlands and vernal pools during the development.
2. Could existing stands of trees be left intact as much as possible so that no lot is completely clear cut?
3. Will there be any significant difference in road construction and stormwater management depending upon whether the road is public or private?
4. Could a public trail easement be created either around the parcel as a multi-use loop or along the western edge of the parcel between the bypass and the duplex units?
 - a. Trail easement would be for a 15 foot wide corridor with a trail tread no wider than 5 feet.
 - b. This could allow for a potential connection to an existing trail network on an abutting parcel or to a future trail development.
 - c. Access points could be at the western terminus of Waterhouse, between duplex units 19/20 and 17/18, between lots 11 and 6 and/or between lots 1 and 2.
 - d. Exact placement of easement and access points to be determined in cooperation with landowner and developer.

We realize that this is just a sketch plan which will be subject to revisions and we look forward to addressing any questions or comments you may have for us. Thank you for the opportunity to comment on this project.

On Behalf of the Commission,
Bill Moreno
Chair, Gorham Conservation Commission