

**Land Use and Development Code Amendment: Agricultural Industrial (Mosher Corner Planned Development Area)**

**Town of Gorham  
Planning Board Meeting  
December 5, 2022**

**ITEM 6 - Land Use and Development Code and Zoning Map Amendment - Discussion:** proposed amendment to the Land Use and Development Code and Zoning Map, to implement the Comprehensive Plan, by revising the zoning from Rural, Industrial and Agricultural Industrial to Mosher Corner Planned Development Area.

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**AMENDMENT TRACKING**

<b>DESCRIPTION</b>	<b>COMMENTS</b>	<b>STATUS</b>
<b>Town Council</b>	Item forwarded to the PB for review and Public Hearing (7 yeas)	<b>November 1, 2022</b>
<b>Planning Board - Discussion</b>		<b>December 7, 2022</b>

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.

**Memo completed by Thomas Poirier, Director of Community Development.**

## **Land Use and Development Code Amendment: Agricultural Industrial (Mosher Corner Planned Development Area)**

### **1. Overview**

The Town Council is looking to amend the Town's zoning map to rezone the area between Mosher Road / Main Street to the Presumpscot River to Agricultural/ Industrial District. The proposed zoning amendment for this area is to make zoning consistent with the Town's Comprehensive Plan. Recommend that the Planning Board also review the existing zoning district for Agricultural/ Industrial to ensure no amendments are required.

The Agricultural / Industrial District was created to meet the requirements of the Comprehensive Plan when lots 32-12 and 33-1 were developed with a mix of commercial and rural uses. Staff recommends that the proposed map amendment include all the lots shown in the future land use map with the exception of the Olde Canal Business District lots and the lots located on the west side of Mosher Road because these lots already have industrial/ commercial uses on them. Those lots should remain either in the Olde Canal Industrial District or the Industrial District.

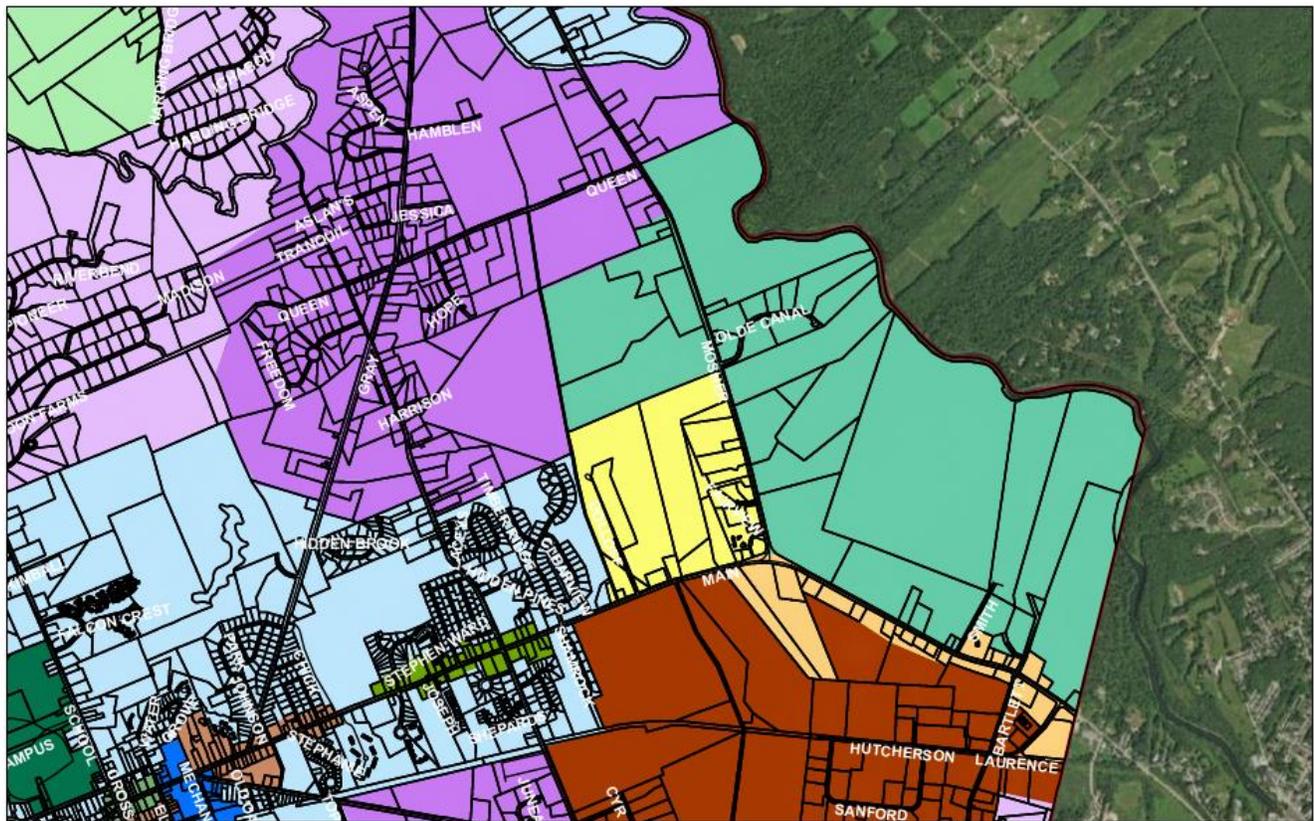
Below is information from the Town's Comprehensive Plan regarding the Mosher Corner Planned Development Area.

- **Mosher Corner Planned Development Area**
  - **Location** – The Mosher Corner Planned Development Area includes most the area on the river side of lower Main Street and the Mosher Road from the town line almost to the Little River as well as land on the westerly side of the Mosher Road that is currently zoned industrial.
  - **Allowed Uses** – The objective for this designation is to allow the landowners the option of being subject to the Rural requirements until such time as they choose to be governed by the development standards of this designation. Therefore the basic allowed uses should be those allowed in the Rural District including traditional rural and agricultural uses including the reuse of agricultural buildings, sawmills, and veterinary and animal services as well as uses such as agri-tourism related activities. If the property owners chooses the development option, the allowed uses in the Mosher Corner Planned Development Area should be expanded to include a wide-range of non-residential uses including business and professional offices, business services, manufacturing, wholesale and distribution facilities, hotels, community uses, and mineral extraction. Limited retail activity should be allowed only if it is accessory to another use. New residential development should not be allowed in this designation.
  - **Development Standards** – Since this designation is intended to be a transition district, the land use regulations should allow property owners the option of being subject to the Rural requirements until such time as they chose to be governed by the development standards of this designation. Once the property owner chooses the development option, 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 Main Street and Mosher Road as well as a significant buffer where development abuts a residential area. All development should be sited so that green space is

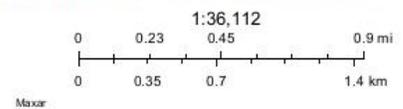
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retained along the river to protect water quality and provide opportunities for recreational use. Non-residential buildings should be sited to create a business/office park environment. The location of large parking lots between buildings and existing streets should be restricted.

To assure that the vision for this area is attained, all development proposals on lots that had at least ten acres as of April 1, 2013 must be done in accordance with an approved development plan for the entire parcel. This plan must establish, in conceptual terms, the overall use and development of the parcel including provisions for roads and other infrastructure. The plan should also include development and design standards to guide building-by-building development. This plan must be approved by the Planning Board prior to any development on the parcel and, once approved; all projects must substantially conform to the development plan.



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**PROPOSED MOTIONS:**

Move to send the proposed Zoning Map Amendment for Agricultural/ Industrial District to the Planning Board's (Ordinance Sub-committee or Comp Plan Implementation Sub- Committee for review and recommendation)

**Or**

Move to send the proposed Zoning Map Amendment for Agricultural/ Industrial District to the Planning Board's to the next available Planning Board meeting for a public hearing.