

**Town of Gorham  
 Planning Board Meeting  
 June 6, 2022**

**Item 6 - Pre – Application Discussion – Ricky Jones/Fielding’s Oil & Propane Co. Subdivision**– a request for sketch/pre-application review for a conventional subdivision on Middle Jam Road. The lot is zoned Suburban Residential (SR) with Shoreland and Manufactured Housing Overlay. The lot is shown on Map 97, Lot 37. The property totals approximately 6.8 acres and currently contains a 1920 farmhouse, barn, open farm fields, mature canopy trees and understory. The applicant is Ricky Jones and is represented by Jayson Haskell, P.E. of DM Roma Consulting Engineers. The current property owner is Fielding’s Oil & Propane Co.

The applicant is proposing a conventional subdivision for the Board’s review based on comments provided by the Board during the previous review of a clustered subdivision proposal.

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**PROJECT TRACKING**

| DESCRIPTION                       | COMMENTS | STATUS  |
|-----------------------------------|----------|---|
| Pre-Application/Sketch (optional) |          | March 7, 2022<br>April 11, 2022<br>June 6, 2022 |
| Site Walk                         |          | May 5, 2022                                     |
| 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*

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

The applicant is represented by Jayson Haskell, P.E. with DM Roma Consulting Engineers.

### **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 suburban residential zoning is proposed to remain in this area.
- The uses allowed are proposed to include different housing options including single family.
- The Future Land Use Plan states “The development standards in the Suburban Residential Area should allow for moderate-density residential development with somewhat higher densities for residential developments that utilize public water and/or public sewerage. The base density for residential development should be set at one unit per net acre. This should increase to 1.5 units per net acre with public water and two units per net acre with public sewerage. The development standards should provide a density bonus of 10 to 15% for subdivisions that are developed as conservation or open space subdivisions that preserve a portion of the site as permanent open space.”

#### **Zoning and Subdivision**

- The zoning is currently Suburban Residential (SR), which allows for single family residential.
- Clustered residential development is allowed in this zoning district and shall follow the standards in Chapter 2 Section 2-4 General Performance Standards.
- Conventional subdivision is allowed in this zoning district.
- The parcel is partially located within the Shoreland Zoning Overlay.
- The parcel is located within the Manufactured Housing Overlay Zone.

#### **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 images.







## **STAFF COMMENTS**

**Assessing Department:** 02/10/2022

**February 10, 2022**

Re Middle Jam

Would like plant showing showing the split of Map 97 Lot 37 with acreage of each lot.

bruce

**Code Division:** No comments received

**Director of Community Development:** No comments received

**Economic Development Division:** No comments received

**Fire Department:** 02/10/2022, 05/26/2022

**February 10, 2022**

**MAP 97 Lot 37 Middle Jam Road Plans Dated Jan. 14, 2022**

I have reviewed the submitted plans for Middle Jam Road Subdivision. And have the following requirements or Questions

With what has been submitted I cannot comment on anything at this time.

**May 26, 2022**

I have revived the Plans dated May 16, 2022

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 Inspector 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 cant been seen from the street shall require additional numbers at the street.
4. Lot's 2 & 3 have a shared Driveway. I prefer that not be named.

**Legal Review:** No comments received

**Planning Division:** 02/28/2022, 05/23/2022

**February 28, 2022 and May 23, 2022**

- Zoning - SR; FLUP = SR
- No public water or sewer within 1000 feet
- Potential vernal pools should be determined
- The parcel is within the shoreland overlay zone and the manufactured housing overlay zone.
- Shoreland areas, 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 are required to be shown on the Existing Site Resources Plan. If none exists, then this should be noted on the plan with information about what was referred to for verification.
- Existing farmhouse is located within the right-of-way, which is a legal non-conformity.
- Recreational and Open Space as well as Middle School Impact Fees apply to this project.
- Chapter 2 Section 2-10 needs to be reviewed and the public water calculation sheet provided due to a total of 6 dwelling units proposed for this area. (<https://www.gorham-me.org/planning-division/pages/estimator-water-supply-costs>)

**Police Department:** No comments received

**Public Works Department:** No comments received

**Recreation Department:** No comments received

**Abutter Comments:**

Marianne Kane, 05/3/2022; Irwin Novak, 04/04/2022