

**Town of Gorham  
Planning Board Meeting  
December 6, 2021**

**Item 7 - Pre – Application Discussion – Chick Property Skate Park** – a request for pre-application review for a 2 phase 10,000 square foot skate park at 284 Main Street. The lot is currently zoned Urban Residential (UR). The lot is shown on Map 12, Lot 22-1. The property totals approximately 13.2 acres. The current property owner is Town of Gorham. The applicant is the Town of Gorham. The applicant is represented by Owens McCollough, P.E.

The applicant has provided a proposed layout for the Board’s review.

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 zoning is recommended to be Village Residential. The description in the Plan is as follows:
  - o Location – The Village Residential Area includes primarily the developed residential neighborhoods in Gorham Village and Little Falls Village. This designation is similar to the current Urban Residential zone but has been expanded slightly to include areas that are now sewerred.
  
  - o 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.
  
  - o Development Standards – The development standards in the Village Residential Area should allow for medium-density residential development as well as higher density 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

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design standards to assure that the overall development and individual homes are designed with a “village character”.

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

Google earth image taken in May, 2018.

Bird's Eye view



# Town of Gorham - Chick Property Skate Park

**Map 26 Lot 4 View looking south**  
Write a description for your map.



**Map 26 Lot 4 View looking north**  
Write a description for your map.





**Historic Preservation**

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

**Below are staff comments:**

**Planning Division:** November 22, 2021

- Zoning – Urban Residential (UR); public water and sewer
- Area is located in the MS4 ME DEP regulated urbanized area

**Assessing Department:** No comments at this time

**Code Department:** No comments at this time

**Fire Department:** November 9, 2021

I have no Comments on this great project.

**Recreation Department:** November 29, 2021

See letter from Recreation Director, Cindy Hazelton (uploaded to drive).