

**Town of Gorham
Planning Board Meeting
September 13, 2021**

Item 7 - Pre – Application/Sketch Plan Discussion – Maide For You – Site Plan Amendment Review– a request for sketch/pre-application review for driveway relocation, reduced curb cut, convert garage to tanning salon, reconfigure site and parking layout, remove parking, add a second story to existing office building, relocate dumpster, and add landscaping on an existing developed 0.80 acre lot at 222 Narragansett Street. The lot is zoned Narragansett Mixed Use Development District (NDD). The lot is shown on Map 39, Lot 9. The property is currently developed with a residential unit and a business. The applicant is Donna Foster. The property owner is Big Real Estate, LLC. The applicant is represented by Andrew Morrell, P.E. of BH2M.

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

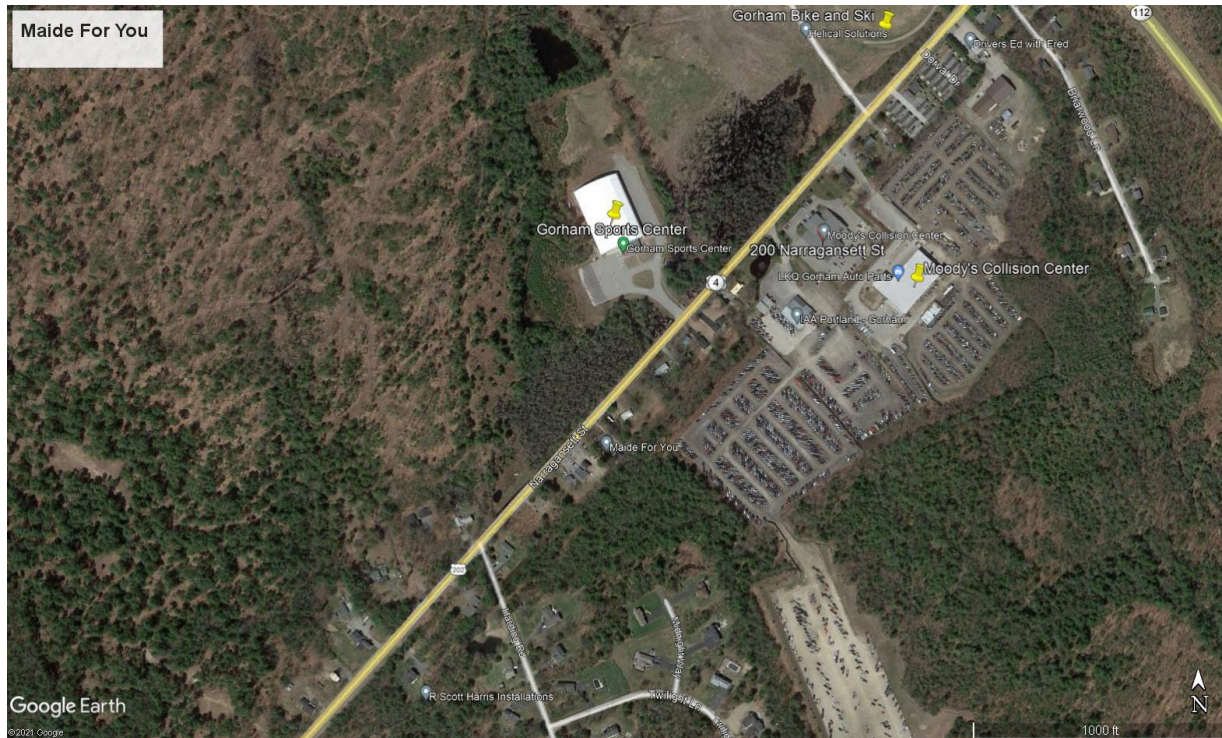
- The Plan recommends that this location be Narragansett Mixed Use Development District.
- The allowed uses in the area are to allow for the reasonably intensive development of this area in a manner that is complementary to Gorham Village but which is not competitive to the uses in the Village. As such, the allowed uses would encourage more of a mixed-use area including multi-family residential development and residential units in mixed-use buildings, as well as non-residential uses such as business and professional offices, business services, light manufacturing, research facilities, recreational facilities, hotels and inns, restaurants, automotive services, and similar uses. Single and two-family residences should not be allowed. Small-scale retail uses would be allowed only as part of a mixed-use development and could not be in freestanding buildings.
- The Future Land Use Plan states “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 Narragansett Street. Non-residential buildings should be sited to create a business/office park environment. The location of large parking lots between buildings and Narragansett Street should be restricted. Minimum lot size and street frontage requirements for non-residential uses should be small to create the potential for lots to be developed off internal streets. The maximum density for residential uses should be six to eight units per net acre with provisions for variable density for small units. All new development in this area would be required to be served by public sewerage.”

Zoning and Subdivision

- The zoning is currently Narragansett Mixed Use Development District (NDD), which allows for residential, business and professional uses. Personal services are allowed as part of a mixed use development. Residential uses are required on the upper floors with commercial uses located on the first floor.

Maide For You/Donna Foster – Site Plan Amendment Review

Google earth image taken in May, 2018.



Historic Preservation

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

Below are staff comments:

Planning Division: September 7, 2021

- Zoning - NMUDD; public water and sewer in Narragansett St
- The impervious coverage should be calculated for the new impervious coverage.
- It appears that the parking on the northeastern side of the property encroaches on another property. Please explain, provide the easement for it, or move the parking.

Assessing Department:

Code Department: No comments received.

Fire Department: August 25, 2021

Gorham Fire has no comments at this time.

Police Department: No comments received

Maide For You/Donna Foster – Site Plan Amendment Review

Public Works Department:

Conservation Commission: