

**Town of Gorham
Planning Board Meeting
May 3, 2021**

Item 7 - Pre – Application/Sketch Plan Discussion – Nick Flagg – 298 New Portland Rd Site Plan and subdivision – a request for pre-application/sketch plan review to expand the facility in phases to include a garage connected to the office building on Lot 1, construction of a 2nd building on Lot 1, subdivide to create 3 lots, construction of a 2nd and 3rd building with associated infrastructure on Lot 2, add an entrance to serve Lot 3, and develop Lot 3.

The lot is zoned Industrial (I). The lot is shown on Map 12, Lot 17-2. The property totals approximately 5.12 acres and currently contains some mature canopy trees near the house and understory. The applicant is Nick Flagg who is owner and principal of Flagship New Portland Road, LLC and is represented by Andrew Morrell, P.E., of BH2M. The current property owner is Flagship New Portland Road, LLC.

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 industrial zoning is proposed to remain in this area.
- The uses allowed “should be similar to the uses currently allowed in the Industrial zone.”
- The Future Land Use Plan states “The development standards in the Industrial designation should be similar to the current standards in the Industrial zone.

Zoning and Subdivision

- The zoning is currently Industrial (I), which allows for manufacturing, processing, warehousing, outdoor storage, wholesale businesses and the like.
- PERFORMANCE STANDARDS –
 - 1) There shall be no new access or curb cuts to Main Street, Libby Avenue or New Portland Road from any lots in the Industrial District, when an alternative access exists as of November 30, 1998, provided however, if no such alternative exists than there can be only one access or curb cut per lot in existence at the date of adoption of this ordinance. The Planning Board may allow additional access points onto Main Street or New Portland Road if the developer demonstrates that additional access would provide for better traffic circulation and improved traffic safety, without reducing the level of service on the main travel way.
 - 2) Except where it abuts existing industrial zoned land, all land zoned industrial after November 30, 1998 shall have a “perimeter setback” of one hundred feet (100’), which shall be subject to the restrictions set out below. The Planning Board may reduce the

perimeter setback by up to 50% if it finds that doing so would result in a better plan of development for the project site...

- Fencing, screening, landscaped berms, natural features, or combination thereof, shall be utilized to shield from the view of abutting residential properties and public ways, along the perimeter setback of the Industrial District, all loading and unloading operations, storage and repair work areas, commercial vehicle parking, and waste disposal and collection areas.
- Conventional subdivision is allowed in this zoning district.

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 an historic, archaeological, or significant sites. According to the assessing records, the existing house was constructed in 1800.

Below are staff comments:

Planning Division: April 26, 2021

- Zoning = I; ME DEP Urbanized area
- FLUP = I
- Public water or sewer within 500 ft.
- Residential zoning with 400 ft.
- Residential unit on property should be buffered in some way from the business portion of the property.
- Public road should be buffered from business use
- The existing residential use is legally non-conforming, and is no longer allowed in the industrial zoning district. The duplex was approved by the Planning Board several years ago. The landscaping business is seemingly non-conforming. However, the use has been allowed for several years. The landscaping business has been determined to be outdoor storage, which is allowed in this district.

Assessing Department: No comments

Code Department: April 16, 2021

Want to check on the filling of wetland

Fire Department: April 5, 2021

I have reviewed the submitted plans for 298 New Portland Road dated March 29, 2021

1. There is a street sign "FLAGGSHIP WAY PVT DRIVEWAY" at each of the 2 existing curb cuts. Flagship Way does not appear on the list of approved street names, does not appear on the GIS maps and is not listed in the Assessor's program. Either the Flagship Way needs to be properly used including proper identification of existing buildings (1 Flagship Way Unit A & B, 3 Flagship Way, 5 Flagship Way) or the signs removed and use the address 298 New Portland Rd: Building 1 Unit A & B, Building 2, Building 3.

Phase II and Phase III buildings shall have a New Portland Rd address with building numbers.

Phase IV building shall be addressed consistent with Lot #1

Lot #3 shall have a New Portland Rd address

New construction shall be compliant with adopted Fire Codes and the Fire Suppression Systems Ordinance.

Police Department: No Comments

Public Works Department: No Comments

Woodard & Curran: No Comments