



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

March 5, 2018

The Gorham Planning Board will hold a regular meeting on Monday, March 5, 2018 at 7:00 p.m. in the Burleigh H. Loveitt Council Chambers at the Gorham Municipal Center, 75 South Street, Gorham, Maine.

AGENDA

APPROVAL OF THE FEBRUARY 5, 2018 MINUTES

COMMITTEE REPORTS

- A. Ordinance Review Committee
- B. Comprehensive Plan Implementation Committee

CHAIRMAN'S REPORT

ADMINISTRATIVE REVIEW REPORT

- CONSENT AGENDA:** Site Plan Amendment Review: Goodwill Industries of NNE is requesting approval to add 27 parking spaces to the existing parking lot. The property is located on Hutcherson Drive in the Gorham Industrial Park on Map 12 Lot 17.005 in the Industrial (I) zoning district. The applicant's agent is Curtis Neufeld, P.E., of Sitelines, PA.
- ITEM 1:** Subdivision Amendment Review: PTG Investment Trust is requesting an amendment to the Garden Place Subdivision approval to rescind the previously approved plan for condominiums units and divide the property into 3 separate lots. The property is located on Main Street and Garden Avenue on Map 109 Lot 11 in the Office Residential-Urban Residential (OR/UR) zoning districts. The applicant's agent is Andrew Morrell, P.E., of BH2M.
- ITEM 2:** Subdivision Amendment Review: Kasprzak Homes, Inc. is requesting approval of Pheasant Knoll, Phase IV-Stonefield Condominiums. The property is located the end of Falconcrest Drive on Map 46 Lot 11.004 in the Contract and Urban Residential (CZ/UR) zoning districts. The applicant's agent is Robert Georgitis, V.P., of Kasprzak Homes Inc.
- ITEM 3:** Pre-Application Discussion: John Hilmer is requesting sketch plan review of an 11-lot subdivision off Great Falls Road. The property is located on Map 92 Lot 23 in the Suburban Residential-Manufactured Housing (SR/MH) zoning districts. The applicant is represented by William Thompson, P.E., of BH2M.
- ITEM 4:** Pre-Application Discussion: The Town of Gorham is requesting sketch plan review for the addition of portable classrooms to Gorham High School. The property is located at 41 Morrill Avenue on Map 106 Lots 30 and 47 in the Urban Residential (UR) zoning district. The applicant is represented by Frank Crabtree, P.E., of Harriman.
- ITEM 5:** Pre-Application Discussion: The Town of Gorham is requesting sketch plan review for the addition of portable classrooms to Narragansett School. The property is located at Main Street on Map 26 Lot 4 and Map 30 Lot 17 in the Urban Residential-Office Residential (UR/OR) zoning districts. The applicant is represented by Owens McCullough, P.E., of Sebago Technics.

- ITEM 6:** **Pre-Application Discussion: The Town of Gorham** is requesting sketch plan review for the addition of portable classrooms to the Great Falls School. The property is located on Map 71 Lot 1.002 and Map 53 Lot 38 in the Rural/Suburban Residential (R/SR) zoning districts. The applicant is represented by Owens McCullough, P.E., of Sebago Technics.
- ITEM 7:** **Pre-Application Discussion: Maine Optometry** is requesting sketch plan review for a subdivision & site plan amendment to Fairview Acres Subdivision. The property is located at the corner of Route 237 (Mosher Road) and Route 25 (Main Street) on Map 32 Lot 24.001 in the Commercial Office (CO) zoning district. The applicant is represented by Thomas Perkins, P.E., of Dirigo Architectural Engineering.
- ITEM 8:** **Discussion: Land Use & Development Code** amendment to allow businesses to utilize sandwich board signs.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

<p><u>PLANNING BOARD RULES:</u> Section III. A. 11. No agenda item will be taken up at a meeting after 10:00 p.m. The lateness rule may be waived by consent of the majority of Board members present.</p>
