



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

March 4, 2019

The Gorham Planning Board will hold a regular meeting on Monday, March 4, 2019 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 4, 2019 MEETING MINUTES.

REORGANIZATION OF THE BOARD

A. Committee Appointments

COMMITTEE REPORTS

A. Ordinance Review Committee

B. Comprehensive Plan Implementation Committee

ADMINISTRATIVE REVIEW REPORT

- ITEM 1:** Public Hearing – Zoning Amendment - Pheasant Knoll Contract Zone - a proposal to amend Pheasant Knoll Contract Zoning Agreement between Kasprzak Landholdings, Inc. and The Town of Gorham.
- ITEM 2:** Public Hearing – Zoning Amendment - Personal Services and Clinics – Proposed amendment to Chapter 1, Section 1-14, Office Residential District, to allow personal services and professional outpatient clinics in the Office Residential zone.
- ITEM 3:** Non-Conforming Sign - Nouria Energy Little Falls LLC – a request for approval for a nonconforming sign at the Lil’ Mart at 688 Gray Road. Zoned UR, Map 110, Lot 17. The applicant is represented by John Bannon, Esquire, of Murray, Plumb & Murray.
- ITEM 4:** Preliminary Subdivision/Site Plan Review - Plowman Development Group, LLC – a request for approval of a 16-unit condominium development (Grady Farm Subdivision) located at 136 South Street. Zoned UR, Map 103, Lot 78. The applicant is represented by Steven Blake, P.E., of BH2M.
- ITEM 5:** Preliminary Subdivision/Site Plan Review - Kasprzak Landholdings, Inc. – Pheasant Knoll Condominiums Subdivision Phases 4-6 –Stonefield, Windswept and Winding Ridge Condominiums at Pheasant Knoll – a request for approval for 60 duplex condominium units. Zoned Contract Zone, Urban Residential and Shoreland Overlay, Map 46, Lot 11.004. The applicant is represented by Owens McCullough, P.E., of Sebago Technics, Inc.
- ITEM 6:** Final Subdivision Review - S.B. Enterprises – Tannery Brook Subdivision – a request for approval of Phase 2 of the Subdivision by extending Tannery Brook road to access 14 new single family lots, served by municipal water and individual subsurface sewage disposal systems. Zoned SR, Map 47, Lot 6. The applicant is represented by Shawn Frank, P.E., of Sebago Technics, Inc.
- ITEM 7:** Pre – Application Discussion - Simona Shores Properties, LLC – a request for approval to add one additional duplex and a 35-foot extension to Simona Shores Drive. Zoned UR/MH, Map 110, Lot 301-312. The applicant is represented by Brandon Binette, P.E., of Northeast Civil Solutions, Inc.

ITEM 8: **Discussion – Zoning Amendment – Personal Adult-Use Marijuana** – Proposed amendment to regulate the growing of personal adult-use marijuana.

ITEM 9: **Discussion – Zoning Amendment - Standards for Private Ways** – Proposed amendment to clarify the number of lots and dwelling units allowed on a private way.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

<p>PLANNING BOARD RULES: 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>
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