



## Town of Gorham Planning Department

Thomas M. Poirier, *Interim Zoning Administrator*  
[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620 / Fax: 207-839-7711

### GORHAM PLANNING BOARD MEETING

May 6, 2019

The Gorham Planning Board will hold a regular meeting on Monday, May 6, 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 APRIL 1, 2019 MEETING MINUTES.

#### COMMITTEE REPORTS

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

#### ADMINISTRATIVE REVIEW REPORT

- CONSENT AGENDA:** Final Subdivision Approval - Christensen, Kurt – Fort Hill Road Subdivision – a request for approval of Fort Hill Road Subdivision, a nine lot residential subdivision located off 765 Fort Hill Road. Zoned R-MH, Map 85, Lot 14. The applicant is represented by Andrew Morrell, P.E., of BH2M.
- ITEM 1:** Public Hearing – Zoning Amendment - Standards for Private Ways – Proposed amendment to clarify the number of lots and dwelling units allowed on a private way.
- ITEM 2:** Public Hearing - Site Plan Review - Harvey Performance Company – a request for approval to construct a two-phase manufacturing facility, with phase 1 consisting of a single story 76,887 square foot building, 1,300 foot access drive and 172 parking spaces, and phase 2 consisting of an additional 30,000 square feet to the building and 115 parking spaces. Zoned ND, Map 39, Lot 2. The applicant is represented by Shawn Frank, P.E., of Sebago Technics, Inc.
- ITEM 3:** Public Hearing - Final Subdivision/Site Plan Review - Plowman Development Group, LLC – Subdivision – 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 4:** Public Hearing - Site Plan Amendment – Town of Gorham – Little Falls Recreational Facility – a request for approval for a combined concessions/storage building and bathrooms at the Little Falls Recreation Facility, 688 Gray Road. Zoned UR-MH, Map 52, Lot 12. The applicant is represented by Owens McCullough, P.E., of Sebago Technics, Inc.
- ITEM 5:** Public Hearing - Site Plan Amendment - First Russian Baptist Church – Garage Addition – a request for approval for a 34' x 52' (1,664 square feet) garage at 211 Mosher Road. Zoned SR, Map 49, Lot 10. The applicant is represented by Eric Dube, P.E., of Casco Bay Engineering.
- ITEM 6:** Public Hearing - Site Plan Amendment - Simona Shores Properties, LLC – Condominium Development – 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 Travis Letellier, P.E., of Northeast Civil Solutions, Inc.
- ITEM 7:** Subdivision Amendment - Ralph Vance - Harrison Lane Subdivision - a request for approval for a

change of ownership of Harrison Lane Subdivision from Robert Hamblen to Ralph Vance Land Development. Zoned SR-MH, Map 47, Lot 23. The applicant is self-represented.

**ITEM 8:**        **Discussion – Land Use & Development Code Amendment** – Proposed amendment to Chapter 7, Section 7.2, to adopt the amended Middle School Facilities Impact Fee and Methodology.

**OTHER BUSINESS**

**ANNOUNCEMENTS**

**ADJOURNMENT**

**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.**