

Notice is hereby given that the Town of Gorham's Comprehensive Plan Amendment Committee will be holding a Public Hearing on January 27, 2021 at 7:00 PM to receive comments on the proposed amendments to the South Gorham Crossroads Area and South Gorham Commercial Area sections of the 2016 Comprehensive Plan.

The Public Hearing will be held as a live, interactive online meeting. The link to attend this online meeting is <https://us02web.zoom.us/j/87236386240>. Phone: 1 929 205 6099 Webinar ID: 872 3638 6240. The proposed plan amendments are available for review online and printed copy can be viewed in the Community Development Dept. at the Gorham Town Office or at the Gorham Public Library during normal business hours. Please contact Thomas M. Poirier, Director of Community Development, at tpoirier@gorham.me.us to submit questions or comments in advance of the public hearing date.



MEMORANDUM

TO: Tom Poirier, Town Planner

CC: Comprehensive Plan Amendment Committee

From: Sarah DelGizzo, North Star Planning

RE: Draft Comprehensive Plan Amendments

Date: November 13, 2020

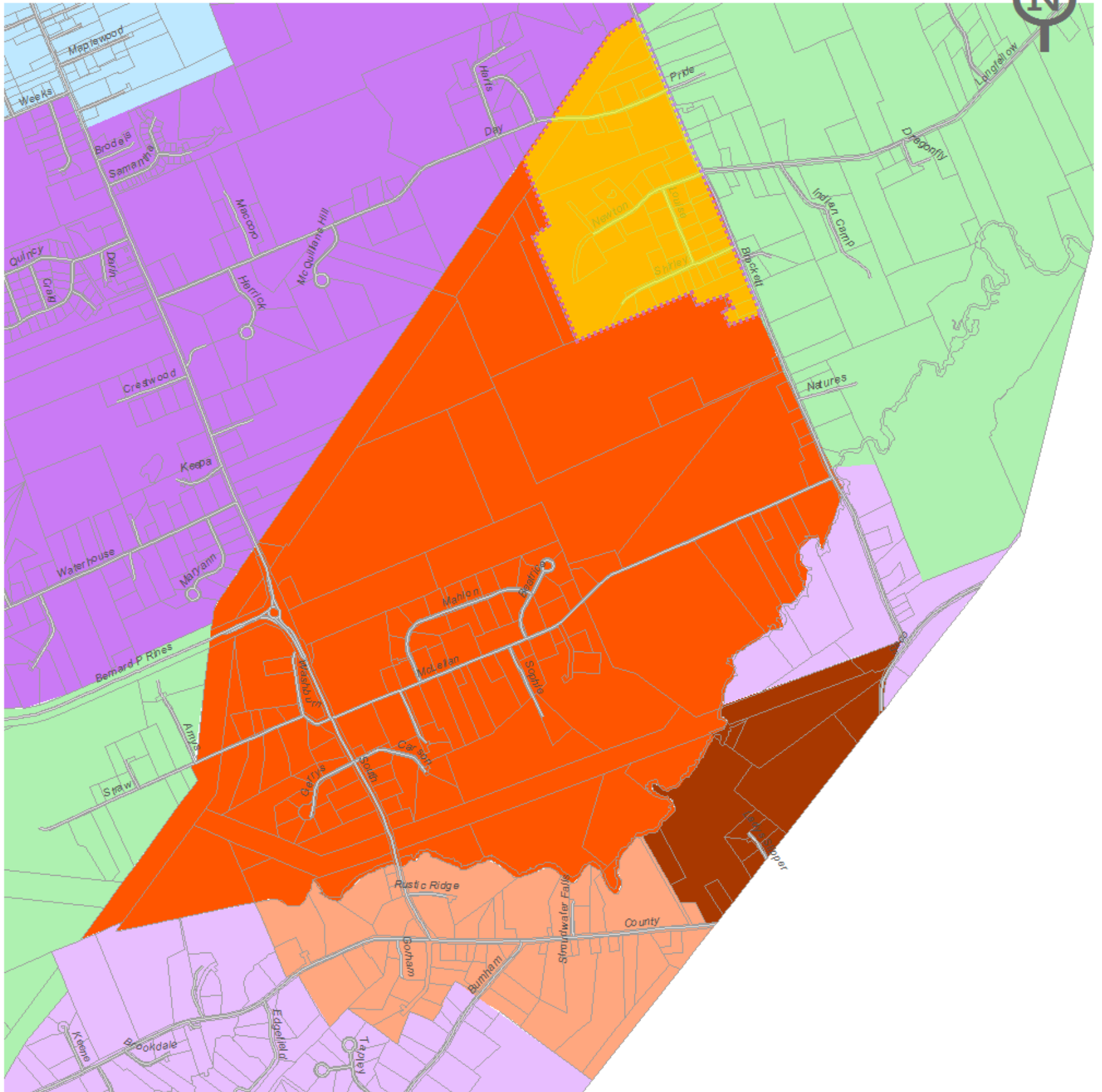
The Comprehensive Plan Amendment Committee met October 27th, 2020 to review and discuss potential amendments to the South Gorham Crossroads and South Gorham Commercial areas based on public input and stakeholder comments. The planning team has drafted text amendments and a map amendment, attached to this memo, reflecting the amendments discussed.

Text amendments include the following:

- Removal of the area around Shirley Lane and Newton Drive neighborhood from the South Gorham Crossroads area;
- Additional language describing the intended development of new non-residential uses being built at a neighborhood, community scale in the South Gorham Crossroads area;
- And additional language around the protection of the Stroudwater River and planning for open space and recreation trails.

The proposed map has been amended to adjust the land around Shirley Land and Newton Drive to be included in the Rural district rather than the South Gorham Crossroads area. This ensures the protection of the existing residential character of the neighborhood.

Figure 6.5: South Gorham Gorham Comprehensive Plan Update



Residential Growth Area

- Suburban Residential
- Village Expansion

Mixed-Use Growth Area

- Gorham Village Center
- Little Falls Village Center
- Mosher Corner Mixed Use
- Narragansett Mixed-Use Dev.
- South Gorham Commercial Center
- South Gorham Crossroads
- Village Approach
- Village Commercial

Nonresidential Growth Areas

- Corridor Commercial
- Industrial
- Mosher Corner Planned Dev
- University Institutional

Mixed-Use Limited Growth Areas

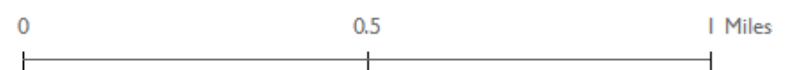
- Village Office-Residential
- White Rock Mixed-Use

Residential Limited Growth Areas

- Village Residential

Rural Areas

- Rural



Prepared by Gorham Planning Office 6/10/2016

South Gorham Crossroads Area

- Location** – The South Gorham Crossroads Area includes land on both sides of South Street from the roundabout at the Bernard Rines Village Bypass to the Stroudwater River and extending eastward to Brackett Road, excluding the area around the Shirley Lane and Newton Drive neighborhood (see Figure 6.5).
- Allowed Uses** – Since the Crossroads Area will potentially be served by the continuation of the East-West connector or related improvements and is potentially serviceable by public water and sewerage, ~~the allowed new~~ residential uses in this designation should be limited to multi-family residential and residential units in mixed-use buildings. Single-family and two-family dwellings should not be allowed in this area. In addition to residential uses, a range of non-residential uses should be allowed as part of a planned, mixed-use development including business and professional offices, retail and service uses, fully enclosed light industrial uses, and community and public uses. These new non-residential uses should be integrated into an overall project or support new residential development by building at a neighborhood or community scale, as opposed to highway oriented commercial strip development, big box stores, or the large commercial only projects like industrial or office parks.
- Development Standards** – The development standards in the Crossroads Area are intended to require a high-intensity pattern of development. The maximum density for residential uses should be twelve to fifteen units per new acre with provisions for variable density for small units. In addition, the standards should require a minimum overall density of not less than five units per net acre for any individual residential project. The standards for development should require that new buildings be located with access off internal streets when feasible. All development should maintain an attractive roadside appearance with a landscaped buffer strip along the edge of both existing and new streets. The location of large parking lots between buildings and existing streets should be restricted. New development master planning should account for open space and recreational trails. The Stroudwater River is an important natural resource in South Gorham, and the town should consider additional protections that go beyond those afforded through existing Shoreland Zoning standards.

To assure that the vision for this area is attained, all development proposals on lots that had at least ten acres as of April 1, 2013 must be done in accordance with an approved development plan for the entire parcel. This plan must establish, in conceptual terms, the overall use and development of the parcel including provisions for roads and other infrastructure. The plan should also include development and design standards to guide building-by-building development. This plan must be approved by the Planning Board prior to any development on the parcel and, once approved; all projects must substantially conform to the development plan.

South Gorham Commercial Center Area

- **Location** – The South Gorham Commercial Center Area designation includes the land on both sides of the County Road in the vicinity of the intersection with South Street (see Figure 6.5). This designation includes the parcels that have been “contract zoned” thereby creating a consistent pattern for this area of the community.
- **Allowed Uses** – In the longer-term, the land use regulations in this area should be based on a Master Plan for South Gorham and North Scarborough developed jointly with the Town of Scarborough. In the near-term, the zoning should incorporate the provisions of the existing contract zones that have been established within this area. The allowed uses in this designation should include a range of residential uses including eldercare facilities together with a wide-range of smaller-scale non-residential uses including business and professional offices, personal and business services, restaurants, retail uses, B&Bs, and community uses. Most non-residential uses should be limited to a maximum of 5,000 to 7,500 square feet of floor area. Larger uses such as retail uses with up to 15,000 square feet of floor area may be allowed on “back lots” away from County Road provided that their access is from internal streets and the frontage along County Road is developed with smaller-scale buildings.
- **Development Standards** – As noted above, the land use regulations for this area should evolve as a Master Plan for South Gorham and North Scarborough is developed and adopted. As a general guiding principle, a higher density of activity should be allowed within approximately one thousand five hundred (1,500) feet of the intersection of County Road and South Street with lower density activity in the remainder of the area. Residential uses should be allowed at a density of up to two units per acre with one-site sewerage disposal and four units per acre with public sewerage throughout the area with higher density allowed with public sewerage near the South Street intersection. The basic minimum lot size should be 20,000 square feet that can be reduced to 10,000 square feet or less with public sewerage. The variable density provisions for small units should apply in this designation if public sewerage is utilized.

The development standards should promote a campus style development pattern in the area near the South Street intersection with more of a village character in the remainder of the area. The standards should require that new buildings have a traditional character and scale and be limited to a maximum of two stories except in the area around the South Street intersection if public sewerage becomes available in the future. Buildings should be located on access drives or new streets where feasible to minimize curb cuts on County Road. The creation of an interconnected street networks should be required where feasible. New buildings directly fronting on County Road with access from that street should not be allowed unless there is no alternative. Buildings should be located in proximity to the street or access road with a setback of no more than fifty (50) feet along the County Road and thirty five (35) feet on the other streets or drives.