

**Town of Gorham
 Planning Board Meeting
 February 6, 2023**

Item 4 – Sketch Plan Discussion – Private Way – JDP, LLC– a request for sketch plan review of a extension of an existing private way, Samantha Drive. The area is zoned Urban Residential (UR). The area is shown on the town’s current GIS map as Map 104, Lots 10-3 and Map 24 Lot 7-4. The owner/applicant is Greg McCormack and is represented by Andrew Morrell, P.E. of BH2M.

INDEX OF PACKET ENCLOSURES	
DESCRIPTION	PAGE NUMBER
1. Overview	2
2. Items of Note	2
3. Aerial Photo	2-3
4. Staff Comments	4-5

PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-Application/Sketch (optional)		February 6, 2023

The following staff notes are written to assist the Applicant with compliance to the Town of Gorham Land Use Development Code and may not be all inclusive of project requirements. Staff notes are review comments and recommendations prepared by the Town Planner and, if applicable, the Town’s peer review consultant, regarding applicability to The Gorham Land Use Development Code and standard engineering practices.

The Planning Board refers to staff notes during the review process; however it shall be noted that staff recommendations are non-committal and all final decisions are those of the Planning Board and not Town Staff.

Jim Anderson, Chair, Gorham Planning Board

1. OVERVIEW

This is the first time this application has come before the Planning Board.

The owner/applicant is Greg McCormack and is represented by Andrew Morrell, P.E. of BH2M.

2. ITEMS OF NOTE

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 area was recently rezoned to be consistent with the 2016 Comprehensive Plan.

Zoning and Subdivision

- The zoning is currently Urban Residential (UR), which allows for single family residential and other residential uses.
- Clustered residential development is allowed in this zoning district and shall follow the standards in Chapter 2 Section 2-4 General Performance Standards.
- Conventional subdivision is allowed in this zoning district.
- The area contains wetlands. Beginning with Habitat does not show any high value plant & animal habitats within this area.

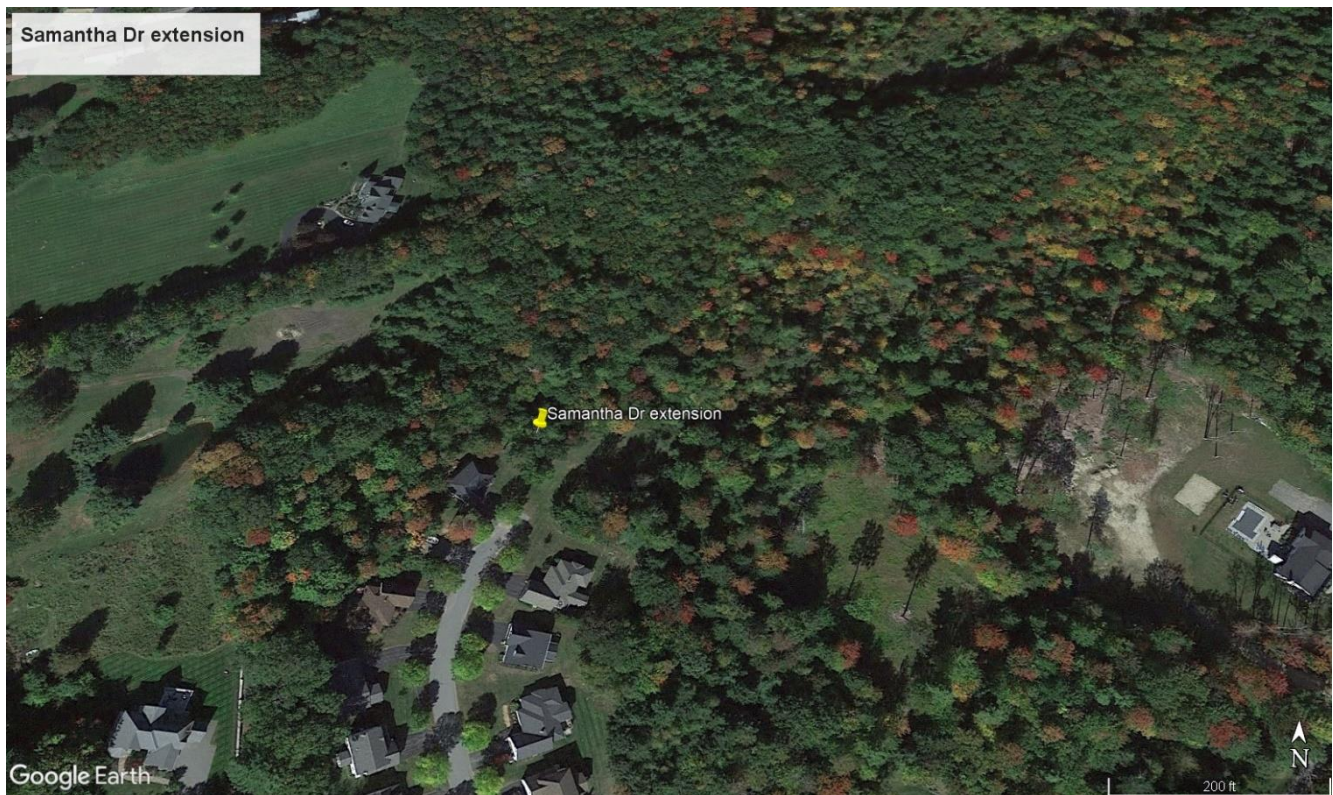
Historic Preservation

A review of mapping within the 2016 Comprehensive Plan does not show any historic, archaeological, or significant sites.

3. AERIAL PHOTOGRAPH

Google earth images

Greg McCormack - Samantha Drive extension
Sketch Plan – Private Way
M104/L10-3 and M24/L7-4



4. STAFF COMMENTS

Assessing Department: No comments

Code Division: No comments

Director of Community Development: No comments

Economic Development Division: No comments

Fire Department: 02/02/2023

I have reviewed the Plans dated Jan. 18, 2023, NOTE: Never saw the ones dated Dec. 13, 2022

1. The building will meet all applicable sections of NFPA 1 Fire Code and NFPA 101 Life Safety Code.
2. The building shall be protected under the Fire Suppression Systems Ordinance as applicable. The sprinkler plans shall be submitted to the Fire Department and the State Fire Marshal's Office for review and permitting. The plans submitted to the Fire Department shall be submitted at least two weeks prior to the start of the installation of the system. Sprinkler test papers will be required to be submitted to the Fire Department at the time a CO is issued.
3. The buildings shall be properly numbered in accordance with E911 standards including height, color and location. Numbers that cant been seen from the street shall require additional numbers at the street.
4. The Drive way for this lot looks like it is off the Sub-Division hammer head.

I do not want any drive ways off a hammer head. I believe this hammer head is part of our turn around requirements for the Samantha drive sub-division.

Planning Division: 01/30/2023

- The proposed lot should be removed since the applicant does not intend to create it at this time.
- The Robie parcel to the north of this area is actively within the development review process and consideration should be made for future connections to the right of way created by that development review.
- At the project review meeting held with town staff on January 25, 2023 it was suggested that the applicant consider aligning the right of way for the private way with the southern boundary of parcel Map 104 Lot 10-3 instead of creating a 20 foot side setback.
- There is a right of way off Kiara Ln on the parcel to the south and east of this area, where future connections could be made. This also should be taken into consideration when placing the rights of way.

- Future extension for this right of way should be planned for. There are wetlands at the east side of this property that should be considered during placement of any future right of way extension from this extension.
- One lot private way standards are proposed to be followed. Note the following:
 - SECTION 2-5 - MINIMUM STANDARDS FOR THE DESIGN AND CONSTRUCTION OF STREETS AND WAYS
 - C. ACCESS TO ADJOINING LAND 1. The Planning Board shall provide for road continuation, to limit unnecessary curb cuts and/or to provide for street access to adjoining properties by dedication on a subdivision plan, of a fifty-foot wide right-of-way to the boundary of adjacent properties, unless the Planning Board determines it is not in the public interest to require access to adjoining land, the topography is not suitable for access to adjoining land, or the project is surrounded by wetlands and no suitable land is available for continuation. Access to adjacent developed land shall be provided by the dedication on a subdivision plan of a 50-foot right-of-way connecting to previously dedicated rights-of-way.
 - H. STANDARDS FOR PRIVATE WAYS

Police Department: No comments

Public Works Department: Verbal comments made 1/25/2023

Has concerns regarding winter maintenance. Currently, the hammerhead at the end of Samantha Drive is used as snow storage and a turn-around for Town plows. The private way would create potential issues for this. Potential solutions are: Create an established snow storage area, accept the road as a public way, or work with the homeowners association for Park South for an easement.

Recreation Department: No comments

Legal Review: No comments

Abutter Comments: No comments