

**Town of Gorham
 Planning Board Meeting
 September 11, 2023**

Item 4 - Pre-Application Subdivision Plan – Omur, Ali – 79 Day Road – a request for approval to divide a parcel split by previous landowner with outsale lots 1 and 2. The current proposal is to create a third lot. Map 23, Lot 7. Zoned UREXP. The applicant is represented by Andrew Morrell, P.E., with BH2M.

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PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-Application/Sketch		September 11, 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 applicant proposes to subdivide a lot (shown as “Lot 3” on the sketch plan) from parcel 23-7. Subdivision review is triggered because two other lots have been subdivided from parcel 23-7 in the last five years. The parcel is approximately 14 acres.

The applicant is represented by Andrew Morrell, P.E., with 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.

Zoning and Subdivision

- The zoning is currently Urban Residential Expansion (UREXP) which is consistent with the future land use provisions in the Comprehensive Plan.
- The zoning allows for single family residential development.
- Conventional subdivision is allowed in this zoning district.
- The subdivision review criteria will require a review of the entirety of the parcel to be divided (parcel 23-7). This will include a Class A soil survey.

Natural Resources and Critical Wildlife Habitat

- A tributary of Indian Camp Brook passes through the rear of the proposed Lot 3.
- The area adjacent to the stream tributary is mapped as a FEMA flood plain.
- The Maine Beginning with Habitat Map Viewer does not show the presence of any rare wildlife or plant communities within the subdivision area.

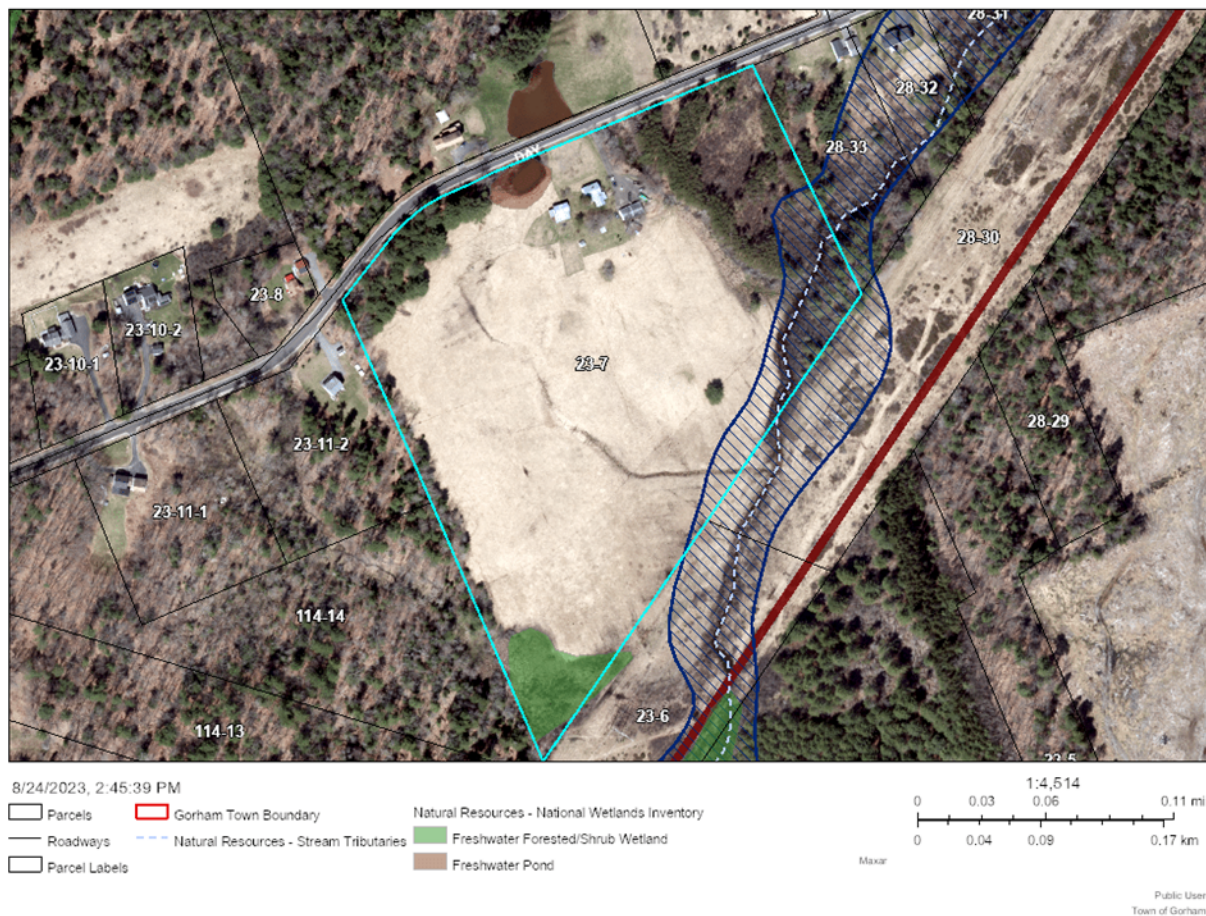
Historic Preservation

The known archaeological sites map and historic resources inventory in the Comprehensive Plan does not show or list any of this property as a historic, archaeological, or significant site.

3. AERIAL PHOTOGRAPH

Image source is the Town of Gorham Public Map Viewer.

Town of Gorham Public Map Viewer



4. STAFF COMMENTS

Assessing Department: No comments received

Code Division: No comments received

Director of Community Development: No comments received

Economic Development Division: No comments received

Fire Department: 08/22/2023

August 22, 2023

MAP 23 Block Lot 7

I have reviewed the Plans

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.

Planning Division: 8/30/2023

- The proposed lot three appears to be sufficiently sized for single family home development. The applicant should be aware that the road frontage requirement is 150 feet, while 200 feet are proposed.
- The proposed driveway location for lot 3 should be identified on the site plan, and sight distances evaluated and listed. During the project review meeting on 8/30/2023, it was flagged that an existing paved apron is the preferred driveway location but this may not be included in the frontage shown on lot 3 in the site plan. This could be addressed by extending the frontage for lot 3 to the west.

Police Department: No comments received

Public Works Department: 08/21/2023

August 21, 2023

The driveway location on lot three will need to be shown as there could be a site distance issue.

Recreation Department: No comments received

Abutter Comments: No comments received