

**Town of Gorham
 Planning Board Meeting
 April 4, 2022**

Item 4 – Conceptual Design Review Discussion – Jones, Ricky – Subdivision Review – a request for conceptual design review for a clustered subdivision located on Middle Jam Road. The lot is zoned Suburban Residential (SR) with Shoreland and Manufactured Housing Overlay. The lot is shown on Map 97, Lot 37. The property totals approximately 6.8 acres and currently contains a 1920 farmhouse, barn, open farm fields, mature canopy trees and understory. The applicant is Ricky Jones and is represented by Jayson Haskell, P.E. of DM Roma Consulting Engineers. The current property owner is Fielding’s Oil & Propane Co.

The applicant is proposing a cluster subdivision for the Board’s review.

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PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-Application/Sketch		March 7, 2022
Conceptual Design Review		April 4, 2022
Public Hearing		

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.

Name, Chair, Gorham Planning Board

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 suburban residential zoning is proposed to remain in this area.
- The uses allowed are proposed to include different housing options including single family.
- The Future Land Use Plan states “The development standards in the Suburban Residential Area should allow for moderate-density residential development with somewhat higher densities for residential developments that utilize public water and/or public sewerage. The base density for residential development should be set at one unit per net acre. This should increase to 1.5 units per net acre with public water and two units per net acre with public sewerage. The development standards should provide a density bonus of 10 to 15% for subdivisions that are developed as conservation or open space subdivisions that preserve a portion of the site as permanent open space.”

Zoning and Subdivision

- The zoning is currently Suburban Residential (SR), which allows for single family residential.
- 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 parcel is partially located within the Shoreland Zoning Overlay.
- The parcel is located within the Manufactured Housing Overlay Zone.
 - The applicant is utilizing the cluster subdivision development standards in Chapter 2 Section 2-4.
 - The lot sizes may be 30,000 square feet under the cluster development standards.
 - The cluster development standards require that the applicant submit for a Conceptual Design Review. The Conceptual Design Review shall include the submission of an Existing Site Resource Map, identifying both significant natural and cultural resources.
 - It is not required that this be an engineered plan, but a surveyed plan that shows wetlands, shoreland areas, significant habitat corridors, rare or endangered habitat, roads and buildings within 100 feet of the property, indication of overall stormwater flow direction, species and size of existing trees, historic and cultural resources such as existing barns, trails, cellar holes, stone walls, and other noteworthy features unique to the property.
 - The Existing Site Resource Map shall not include proposed roads or subdivision lots.
 - The intent of this phase of review is for there to be an opportunity to build greater Planning Board, applicant, and open space holder consensus on critical resources and over-all design of the project. The developer shall include in the over-all design team either a licensed landscape architect or a natural resource planner. The landscape architect or natural resource planner shall provide a written narrative of the existing site resource maps detailing critical areas with a recommendation about the features which should be preserved in the open space. It is intended

that the open space shall be designed first, and the built environment shall be constructed in the remaining areas.

- During the Conceptual Design Review process, the Board shall determine whether or not the open space layout, design and configuration is appropriate based on the size of the parcel to be developed and consistent with the goals outlined under this section and those outlined in the Town’s Comprehensive Plan.
- The Open Space ownership may be by conservation organization, Town of Gorham, or homeowner’s association.
- The uses of common open space may include:
 - a. Passive recreation, such as hiking, walking, running, biking, snowshoeing, cross country skiing, picnicking, bird-watching, hunting, fishing, and other low-impact recreational activities that do not significantly alter the natural common open space;
 - b. Operation of snowmobiles or ATVs on existing snowmobile or ATV trails;
 - c. Agriculture, horticulture, silviculture or pasture uses, provided that all best management practices are utilized to minimize environmental impacts;
 - d. Nonstructural stormwater management, such as rain gardens and forested buffers;
 - e. Easements for drainage, access, and underground utility lines;
 - f. Other conservation-oriented uses such as community gardens, compatible with the purposes of this Chapter; and
 - g. Parking lots for trail head use with no more than 10 parking spaces and associated drive aisles
- Active Open Space is required for subdivision with more than 25 lots.
- 40% of the parcel must be common open space.
- Up to 50% may be required as common open space, if the area contains “high value conservation areas.”

Chapter 2 General Standards of Performance

Section 2-4 Residential CLUSTERED RESIDENTIAL DEVELOPMENT

The first meeting with the Planning Board shall be Conceptual Design Review, and shall precede submission of a Preliminary Subdivision Review Application. The Conceptual Design Review shall include the submission of an Existing Site Resource Map, identifying both significant natural and cultural resources. It is not required that this be an engineered plan but a surveyed plan that shows wetlands, shoreland areas, significant habitat corridors, rare or endangered habitat, roads and buildings within 100 feet of the property, indication of overall stormwater flow direction, species and size of existing trees, historic and cultural resources such as existing barns, trails, cellar holes, stone walls, and other noteworthy features unique to the property. The Existing Site Resource Map shall not include proposed roads or subdivision lots.

Historic Preservation

The applicant should check with the Historic Preservation Commission of Gorham to determine if the property has historic, archaeological, or significant sites.

AERIAL PHOTOGRAPH

Google earth images.





STAFF COMMENTS

Assessing Department: 02/10/2022

February 10, 2022

Re Middle Jam

Would like plan showing showing the split of Map 97 Lot 37 with acreage of each lot.

bruce

Code Division: No comments received

Director of Community Development: No comments received

Economic Development Division: No comments received

Fire Department: 02/10/2022

February 10, 2022

MAP 97 Lot 37 Middle Jam Road Plans Dated Jan. 14, 2022

I have reviewed the submitted plans for Middle Jam Road Subdivision. And have the following requirements or Questions

With what has been submitted I cannot comment on anything at this time.

Legal Review: No comments received

Planning Division: 02/28/2022, 03/30/2022

February 28, 2022

- Zoning - SR; no public water or sewer within 1000 feet
- Potential vernal pools should be determined
- The parcel is within the shoreland overlay zone and the manufactured housing overlay zone.
- Shoreland areas, significant habitat corridors, rare or endangered habitat, roads and buildings within 100 feet of the property, species and size of existing trees, historic and cultural resources are required to be shown on the Existing Site Resources Plan. If none exists, then this should be noted on the plan with information about what was referred to for verification.

March 30, 2022

- The applicant should provide more information to address the outstanding resource items required.

- The applicant should provide a percentage calculation of the estimate of open space currently proposed.

Police Department: No comments received

Public Works Department: No comments received

Recreation Department: No comments received

Conservation Commission: Pending

Historic Preservation Commission: Pending

CHAPTER 2 SECTION 2-4 RESIDENTIAL

A. Clustered Residential Development

6. Conceptual Design Review

Existing Site Resources Map - It is not required that this be an engineered plan but a surveyed plan that shows wetlands, shoreland areas, significant habitat corridors, rare or endangered habitat, roads and buildings within 100 feet of the property, indication of overall stormwater flow direction, species and size of existing trees, historic and cultural resources such as existing barns, trails, cellar holes, stone walls, and other noteworthy features unique to the property.

The applicant has shown the house and an outbuilding, wetlands, shoreland, indication of overall stormwater flow direction on a plan labelled EC-1, Existing Site Resources Map.

The Existing Site Resource Map or written materials needs to include information about significant habitat corridors, rare or endangered habitat, roads and buildings within 100 feet of the property, species and size of existing trees, historic and cultural resources such as existing barns, trails, cellar holes, stone walls, and other noteworthy features unique to the property as well as addressing the high value conservation area items listed in paragraph 2. If such things do not exist on the property, then this should be stated on the Existing Site Resources Map or in the written materials.

The Board shall determine whether or not the open space layout, design and configuration is appropriate based on the size of the parcel to be developed and consistent with the goals outlined under this section and those outlined in the Town's Comprehensive Plan.

SUGGESTED MOTIONS:

FOR CONCEPTUAL DESIGN REVIEW APPROVAL:

Move to approve the open space layout, design and configuration for 36 Middle Jam Road Subdivision, located on Map 97 Lot 37 in the Suburban Residential (SR) and Shoreland Overlay zoning district.

TO POSTPONE CONCEPTUAL DESIGN REVIEW APPROVAL:

Move to postpone approval of the open space layout, design and configuration for 36 Middle Jam Road Subdivision, located on Map 97 Lot 37 in the Suburban Residential (SR) and Shoreland Overlay zoning district pending responses to remaining issues (and finalizing revisions to the Existing Site Resources Map)