

**Town of Gorham  
 Planning Board Meeting  
 January 8, 2024**

**ITEM 5 - Discussion – Subdivision Sktech Plan - Hartwell, Jocelia – Great Falls Road Subdivision**  
 a request for sketch plan review of a conventional 3 lot residential subdivision on Great Falls Road. The lot is zoned Suburban Residential with a manufactured housing overlay (SR-MH). The lot is shown on Map 89, Lot 65. The property totals approximately 80 acres and currently contains an existing foundation, mature canopy trees and understory. The applicant/owner is Jocelia Hartwell and she is represented by Andrew Morrell, P.E. with BH2M.

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**PROJECT TRACKING**

DESCRIPTION	COMMENTS	STATUS
Pre-Application/Sketch (optional)		January 8, 2024
Site Walk		
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.

*Vincent Grassi, Chair, Gorham Planning Board*

## 1. OVERVIEW

This is the first time this application has come before the Planning Board for discussion of a sketch plan of a conventional 3 lot residential subdivision on Great Falls Road.

## 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.**

### General Items

- There is a foundation located on lot 1 where a previously existing home burned down. While the one year window for reconstruction has passed, the applicant reported that the Board of appeals granted a variance for construction at that location.
- A 66" water main is located on the north edge of the parcel to be subdivided. The applicant should check with Portland Water District to determine if this can be used to supply public water to the subdivision.
- The applicant understands that underground utilities are required.

### 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 located within the Manufactured Housing Overlay Zone.
- The applicant has stated that the light gray line shown on the sketch plan at the location of the parcel shown as N/F James & Tona Greer reflects a parcel boundary change made previously.

- The parent parcel to be subdivided, Map 86 Lot 65, should be denoted on the site and subdivision plans as a lot (i.e. lot 4).

#### Environmental & Conservation

- Town GIS shows a wetland located near the rear of the proposed lots.
- An existing trail is noted at the rear of the proposed development area used for maple sap collection.
- There are two ponds on or immediately adjacent to the proposed lots to be subdivided which were created by gravel extraction in the 1970s
- The applicant's engineer has stated that wetland delineation will be added to the plans.
- The applicant plans to request that the requirement for wetland delineation and a high intensity soil survey be only required for newly created lots 1, 2, and 3.

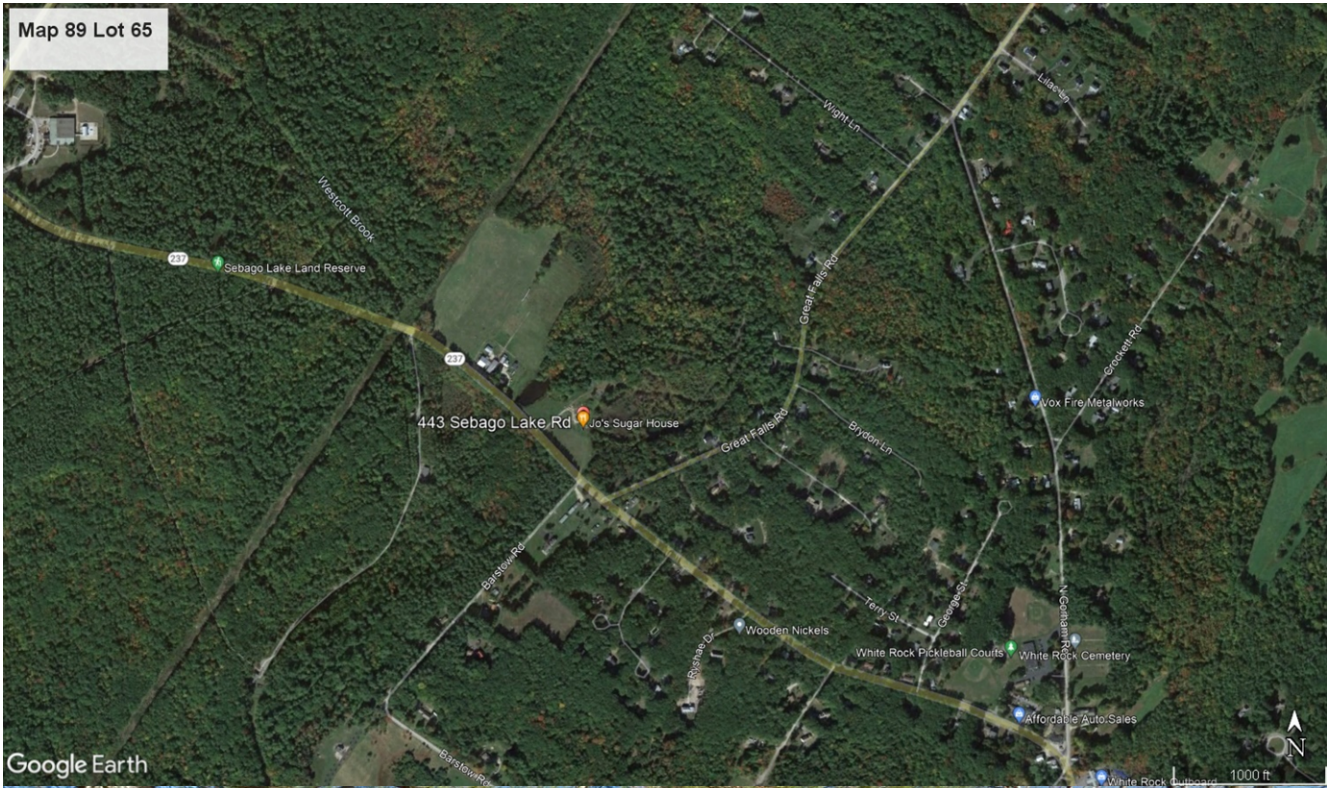
#### Historic Preservation

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

### **3. AERIAL PHOTOGRAPH**

Google earth images.

Jocelia Hartwell – Great Falls Road  
Sketch Plan - Subdivision  
M89/L65



**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: 12/11/2023**

MAP 89 Block Lot 65 Jocelia Hartwell

I have reviewed the Plans dated Dec. 11, 2023

1. All new buildings will meet all applicable sections of NFPA 1 *Fire Code* and NFPA 101 *Life Safety Code*. Building plans shall be submitted to the Fire Department for review.
2. The buildings 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 can't be seen from the street shall require additional numbers at the street.

**Planning Division: 12/18/2023**

- SECTION 2-10B – PROVISION OF PUBLIC WATER SUPPLY – The applicant is required to submit information to determine if public water is required. Please refer to E. Determination of Unreasonable Cost for the explanation for the calculation. The estimator form to download is located here...<https://www.gorham-me.org/planning-division/pages/estimator-water-supply-costs>.
- SECTION 2-10 - PROVISION OF UTILITIES SECTION 2-10A – PROVISION OF UNDERGROUND UTILITIES
  - A. Underground utilities shall be required for all newly constructed streets and for any new development requiring Subdivision, Private Way, and/or Site Plan Approval.
  - B. The Planning Board may waive the requirement for provision of underground utilities for nonresidential projects including large scale energy consumers and/or

producers where underground installation will create an undue burden based on natural features or resource constraints, as determined by the Town Engineer.

**Police Department:** No comments received.

**Public Works Department:** 12/11/2023

Currently no drainage exists on these lot frontages. It should be required to create drainage along all three lots or some alternative.

**Stormwater Compliance:** 12/11/2023

Stormwater comments for this project are as follows:

1. While not a requirement, the Town would like the applicant to consider utilizing Low Impact Development techniques. If the applicant chooses not to implement LID practices, please show why this is not feasible for this project.
2. A reminder that the Winter Construction season has begun, **and runs through May 1st**. Winter Construction erosion and sedimentation controls / BMP's have a different set of standards than the rest of the year. Please refer to the Maine DEP's Erosion and Sediment Control Practices Field Guide for Contractors for specific requirements during winter construction.

Thank you,

Ethan Moskowitz  
Stormwater Compliance Officer/ GIS Technician

**Recreation Department:** No comments received.

**Conservation Commission:** 12/19/2023

Apologies for a day late in responding here but other than concerns about proper runoff management during and after construction, we have no comments regarding this project or open space access.

Thanks,  
Bill

**Abutter Comments:** No comments received.