

Town of Gorham

MUNICIPAL CENTER
270 MAIN STREET
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GORHAM PLANNING BOARD

Workshop Meeting June 5, 2006

The Gorham Planning Board will hold a Workshop Meeting on Monday, June 5, 2006, at 6:30 p.m. in the Gorham High School Auditorium, 41 Morrill Avenue, Gorham, Maine.

AGENDA ITEMS

- 1. CONFERENCE: PRIVATE WAY PLAN – “FEARON FARM ROAD” off WARD HILL ROAD - by PAUL S. FEARON, JR.**
Presentation of a proposal for a 197' private way to serve 1 lot, Zoned R; M68/L2.003.
- 2. COMMITTEE UPDATES**
- 3. OTHER BUSINESS**
- 4. ADJOURNMENT**

NOTE: Workshop meetings of the Gorham Planning Board are open to the Public but are not televised. If the Board is unable to take up all of the items scheduled on the workshop agenda before 7:00 PM, the Board can continue any remaining items to the end of the regular Agenda, subject to the ten o'clock rule.

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GORHAM PLANNING BOARD

June 5, 2006

The Gorham Planning Board will hold a regular meeting on Monday, June 5, 2006, at 7:00 p.m. in the Gorham High School Auditorium, 41 Morrill Avenue, Gorham, Maine. NOTE: A Workshop Meeting beginning at 6:30 p.m. will precede the regular meeting.

AGENDA ITEMS

1. **APPROVAL OF THE MAY 1, 2006, AND MAY 15, 2006, MINUTES**
2. **COMMITTEE REPORTS**
 - A. **PRIVATE WAY COMMITTEE**
 - B. **ORDINANCE COMMITTEE**
 - C. **SIGN ORDINANCE COMMITTEE**
3. **CONSENT AGENDA**
 - A. **PRIVATE WAY PLAN AMENDMENT – “KAYLA WAY” – off MIDDLE JAM ROAD – by SCOTT & DIANNE ANDERSON AND KEITH KELLEY**
Request for approval for plan amendment to serve one additional lot. Zoned SR; M97/L3
4. **AMENDMENT TO THE LAND USE & DEVELOPMENT CODE – BASE & FINAL PAVING**
PUBLIC HEARING
Proposed amendment to Chapter II, Section V, Subsection G, 4), h) and to “Table 2 - Minimum Standards and Dimensions” under Chapter II, Section V of the Gorham Land Use and Development Code amending the requirements for the application of base pavement and final surface pavement and adding “approved super-pave” as an allowed base course.
5. **GRAVEL PIT AMENDMENT – “PARSONS PIT” – off FARRINGTON ROAD – by R.J. GRONDIN & SONS**
PUBLIC HEARING
Request for approval of amendments to the Phasing plan & Conditions of Approval for the Parsons Pit relative to the relocation of Farrington Road. Zoned R-SZ; Maps 79/Lots 4; 62/1,10 & 18-20; 63/3 & 3.001.
6. **PIT RECLAMATION / FINAL SUBDIVISION PLAN – “HAMLIN PIT” / “BROOKSIDE ESTATES SD” / “WINDING BROOK WAY” - off 100 PLUMMER ROAD – by LEAVITT EARTHWORKS CO., INC.**
PUBLIC HEARING
Request for final approval of an amended pit reclamation plan and a 7-lot residential subdivision with an 850’ road on 28.90 acres. Zoned R-SZ; M86/L10.
7. **FINAL SUBDIVISION PLAN – “GERRY’S WAY SD” / “GERRY’S WAY” – off SOUTH STREET - by LEO J. KILEY**
Request for final approval of an 11-lot residential, cluster subdivision with 10 new lots and a 1200’ rural access road on 26 acres, on land of Gerry. Zoned R; M5/L21.
8. **PRELIMINARY & FINAL SUBDIVISION PLAN – “TWIN APPLES SD” – off 746 FORT HILL ROAD - by LINCOLN & SUSAN C. GILMAN dba GILMAN PROPERTIES.**
Request for preliminary and final approval of a 3-lot residential subdivision on 6.28 acres with access onto Fort Hill Road. Zoned R-MH; M84/L17.002.
9. **PRELIMINARY SUBDIVISION / SITE PLAN / SITE PLAN AMENDMENT – “STARGAZER SD” / “BLUE LEDGE ROAD” / “GROWING YEARS DAYCARE” / “HANSEN’S FARM MARKET” – 74 COUNTY ROAD – by HANS C. HANSEN, INC.**
Request for preliminary approval of a 7-lot residential subdivision creating 6 residential lots and 1 non-residential lot on 23.8 acres with a 1,025’ road; and discussion of a site plan for a childcare center on Unit #1 of Lot #1, and an amendment to the existing store on Unit #2 of Lot #1. Zoned R/SR; M3/L22.
10. **PRELIMINARY SUBDIVISION PLAN – “THE CROSSING SD” / “OLD DYNAMITE WAY” / “HIDDEN BROOK DRIVE”– off GRAY ROAD – by MJF DEVELOPMENT GROUP, LLC, MICHAEL J. FERRANTE, MEMBER**
Request for preliminary approval of a 25-lot residential subdivision with two roads on 21.6 acres off Gray Road. Zoned UR; M30/L18.
11. **SITE PLAN – “NAPPI DISTRIBUTORS” – off 615 MAIN STREET – by NAPPI DISTRIBUTORS**
Request for discussion of a 141,836 sq. ft. warehouse and administration facility on 25+/- acres on land of Merriman. Zoned RC; M32/L13.
12. **ADJOURNMENT**

Please inform us in advance of any special requirements you may have due to a disability.