

Town of Gorham

MUNICIPAL CENTER
270 MAIN STREET
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GORHAM PLANNING BOARD

September 11, 2006

Workshop Meeting

The Gorham Planning Board will hold a Workshop Meeting on Monday, September 11, 2006, at 6:30 p.m. in the Gorham High School Auditorium, 41 Morrill Avenue, Gorham, Maine.

AGENDA ITEMS

- 1. PRE-APPLICATION CONFERENCE: SUBDIVISION PLAN AMENDMENT – “LOMBARD ESTATES-PHASE I” off 10 SOLOMON DRIVE – by ROGER R. & KAREN S. GAGNON**
Presentation of a proposed subdivision amendment for a lot split to create one new lot. Zoned SR; M20/L5.001.
- 2. PRE-APPLICATION CONFERENCE: PRIVATE WAY PLAN – “ASLAN’S WAY” off LIBBY AVENUE - by JOEL & CASSANDRA IRISH LLOYD, TIMOTHY A. IRISH, POA**
Presentation of a proposal for a 330’ private way to serve 3 lots in a family division of land. Zoned SR-Shoreland Zoning; M50/L11.
- 3. DISCUSSION OF BOARD POLICY ON MAINE DEPARTMENT ENVIRONMENTAL PROTECTION [MDEP] PERMITS**
- 4. COMMITTEE UPDATES**
- 5. OTHER BUSINESS**
- 6. 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

September 11, 2006

The Gorham Planning Board will hold a regular meeting on Monday, September 11, 2006, at 7:00PM 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 AUGUST 7, 2006, MINUTES**
2. **COMMITTEE REPORTS**
 - A. **PRIVATE WAY COMMITTEE**
 - B. **ORDINANCE COMMITTEE**
 - C. **SIGN ORDINANCE COMMITTEE**
3. **CONSENT AGENDA**
 - A. **STREET ACCEPTANCE REPORT – “MOUNTVIEW DRIVE” in NONESUCH FARMS SUBDIVISION – off BURNHAM ROAD - by RISBARA BROS. CONSTRUCTION CO., INC.**
Request for street acceptance by Risbara Bros. Zoned R; M1/L14.
 - B. **STREET ACCEPTANCE REPORT – “HAY FIELD DRIVE” in SPRINGBROOK FARMS SUBDIVISION – off DINGLEY SPRING ROAD - by RISBARA BROS. CONSTRUCTION CO., INC.**
Request for street acceptance by Risbara Bros. Zoned R; M81/L29.
4. **SITE PLAN – “NAPPI BEVERAGE DISTRIBUTION FACILITY” – off 615 MAIN STREET – by NAPPI DISTRIBUTORS**
PUBLIC HEARING
Request for plan approval of a 141,836 sq. ft. warehouse and administration facility on 25+/- acres at 615 Main Street. Zoned I; M32/L13.
5. **SITE PLAN – “SUBWAY SHOP/GORHAM” – off 109 MAIN STREET – by SUB BUILDERS, INC.**
PUBLIC HEARING
Request for plan approval of a 1,653 sq. ft. restaurant with 12 parking spaces on .24 acres. Zoned UC; M102/L153.
6. **SITE PLAN AMENDMENT – “PLAN-IT RECYCLING” - 18 GORHAM INDUSTRIAL PARKWAY – by PLAN-IT RECYCLING & TRANSFER**
PUBLIC HEARING
Request for approval of a plan amendment for a covered structure at Plan-it Recycling. Zoned I; M12/L26.001. Zoned RC; M32/L13.
7. **FINAL SUBDIVISION PLAN & SITE PLAN & SITE PLAN AMENDMENT – “STARGAZER” / “BLUE LEDGE ROAD” / “GROWING YEARS DAYCARE” / “HANSEN’S FARM MARKET” – off 74 COUNTY ROAD – by HANS C. HANSEN, INC.**
PUBLIC HEARING A.
Request for final plan approval of a 7-lot condominium subdivision encompassing 6 residential lots and 4 commercial units with an existing agricultural business, a proposed daycare facility and 2 areas reserved for future development on 23.8 acres on the site of the existing Hansen’s Farm Market. Zoned UR; M3/L22.
PUBLIC HEARING B.
Request for final site plan approval of a proposed daycare facility on the site of the existing Hansen’s Farm Market. Zoned UR; M3/L22.
8. **PRIVATE WAY PLAN – “WHISPERING PINES LANE” – off 34 ROBIE STREET – by JOCK D. & SUSAN P. ROBIE**
Request for approval of a 350’ private way to serve 1 lot. Zoned UR; M25/L9.
9. **PRE-APPLICATION CONFERENCE: MINERAL EXCAVATION PERMIT & SITE PLAN – “J PIT” – off MOSHER ROAD – by SHAW BROS. CONSTRUCTION, INC.**
Discuss proposal for a quarry operation and bituminous asphalt batch plant. Zoned Industrial; M31/L15
10. **DISCUSSION: PRELIMINARY SUBDIVISION PLAN AMENDMENT / PRIVATE WAY PLAN – “PLUMMER ROAD SD” / “ELEXIS DRIVE” - off 105 PLUMMER ROAD – by ALBERT T. & DENISE L. MEROLA**
Discussion of a proposed amendment to the Sara Childs Subdivision Plan to create 5 new lots and a 959’ private way on 2.29 acres off 105 Plummer Road. Zoned R-SZ; M86/L6.002.
11. **SCHEDULE NEXT PLANNING BOARD MEETING**
12. **ADJOURNMENT**

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