

Town of Gorham

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GORHAM PLANNING BOARD

July 10, 2006

The Gorham Planning Board will hold a regular meeting on Monday, July 10, 2006, at 7:00PM in the Gorham High School Auditorium, 41 Morrill Avenue, Gorham, Maine. A Workshop Meeting beginning at 6:30 p.m. will precede the regular meeting.

Workshop Agenda

- 1. Pre-Application Conference II:** Site Plan Amendment/Change of Use – “The Church Restaurant ” - 29 School Street - by Four Brothers, LLC, Michael Salvaggio, Member. Discuss parking alternatives associated with a proposal for a change of use to locate a restaurant, bakery, deli, coffee house, pizza shop, function hall and wellness center on the premises of the current School Street United Methodist Church. Zoned VC & UR; Map 102/Lot 83.

AGENDA ITEMS

- 1. APPROVAL OF THE JUNE 5, 2006, MINUTES**
- 2. COMMITTEE REPORTS**
 - A. PRIVATE WAY COMMITTEE**
 - B. ORDINANCE COMMITTEE**
 - C. SIGN ORDINANCE COMMITTEE**
- 3. AMENDMENT TO THE LAND USE & DEVELOPMENT CODE – DEVELOPMENT TRANSFER OVERLAY DISTRICT**
PUBLIC HEARING
Proposed amendments to Chapter I and Chapter II of the Gorham Land Use and Development Code to create a Development Transfer Overlay District allowing well-planned, higher density residential development to be located in areas with public sewerage in exchange for the payment of a development transfer fee that would be used by the Town to purchase conservation land and/or easements and open space.
- 4. SUBDIVISION PLAN AMENDMENT – “TALL PINES SD PHASE II” – off BUCK STREET & SPILLER ROAD - by GILBERT HOMES, INC.**
Request for a subdivision amendment for a lot line / boundary change. Zoned SR; M77/L48.116 & 48.118.
- 5. PRIVATE WAY PLAN – “FEARON FARM ROAD” - off WARD HILL ROAD – by PAUL S. FEARON, JR.**
Request for approval of a 197’ private way to serve 1 lot on land of Fearon and Leeman. Zoned R; M68/L2.003
- 6. PRELIMINARY SUBDIVISION PLAN – “DOUGLAS KNOLL” / “MARYANNE DRIVE” – off WATERHOUSE ROAD - by DESIGN DWELLINGS, INC.**
Request for Preliminary approval of a 14-lot clustered residential subdivision with one 1,500’ road on 29.9+/- acres at the corner of Waterhouse Road & South Street. Zoned R; M22/L4.
- 7. SITE PLAN AMENDMENT - “VILLAGE MALL” – 80-108 MAIN STREET – by ABBA INVESTMENT REALTY, LLC, KEVIN P. GAGNON, MEMBER.**
To review the location of a proposed new exit from the Gorham Village Mall to Water Street via the former Gorham Savings Bank annex parking lot. Zoned UR/UC; M102/L144, 146 & 143.
- 8. DISCUSSION: SUBDIVISION PLAN – “THE CROSSING SD” / “OLD DYNAMITE WAY” / “HIDDEN BROOK DRIVE” – off GRAY ROAD – by MJF DEVELOPMENT GROUP, LLC, MICHAEL J. FERRANTE, MEMBER**
Discussion on the design of a proposed loop road for a 25-lot residential subdivision 21.6+/- acres off Gray Road. Zoned UR; M30/L18.
- 9. ADJOURNMENT**

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