

Town of Gorham

MUNICIPAL CENTER
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GORHAM PLANNING BOARD December 11, 2006

6:30 Workshop

The Gorham Planning Board will hold a Workshop Meeting on Monday, December 11, 2006, at 6:30 p.m. in the Council Chamber at the Gorham Municipal Center, 75 South Street, Gorham, Maine. **Please note the new meeting location. Parking and access to the new Municipal Center [formerly Shaw Middle School] is located off Ball Park Road.**

AGENDA ITEMS

1. STAFF UPDATE ON STATUS OF PENDING PROJECTS.

See Chairman's Monthly Activity Report.

2. MODIFICATION OF PLANNING BOARD PROCESS

This is a continuing discussion of the application review process and how the Staff and Board can reduce the complexity of the application process and rework it to remove non-essential processing time.

3. COMMITTEE UPDATES

4. OTHER BUSINESS

5. 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 December 11, 2006

The Gorham Planning Board will hold a regular meeting on Monday, December 11, 2006, at 7:00PM in the *new Gorham Municipal Center Council Chamber, 75 South Street, Gorham, Maine*. A non-televised Workshop Meeting beginning at 6:30 p.m. will precede the regular meeting.

[NOTE new location at the former Shaw Junior High School. Directions: From the center of Town take South Street/Route 114 S; right onto Morrill Avenue; right onto Ball Park Road; at end, turn right into Library/Municipal Center parking lot.]

AGENDA ITEMS

1. **APPROVAL OF THE OCTOBER 2, 2006, & NOVEMBER 6, 2006, MINUTES**
2. **COMMITTEE REPORTS**
 - A. **PRIVATE WAY COMMITTEE**
 - B. **ORDINANCE COMMITTEE**
 - C. **SIGN ORDINANCE COMMITTEE**
3. **CONSENT AGENDA**
 - A. **STREET ACCEPTANCE REPORT - "JORDAN DRIVE" in JORDAN MEADOWS SUBDIVISION – off 59 WOOD ROAD - by RALPH VANCE LAND DEVELOPMENT**
Request for street acceptance by Ralph Vance Land Development. Zoned R; M54/L16.301-.312.
 - B. **FINAL SUBDIVISION PLAN - "PYAEVNA MEADOWS" / "SHANA LANE" & "TIA TRAIL" - off DINGLEY SPRING ROAD / FORT HILL ROAD -by BLACKWOOD ESTATES, LLC [Adam Mack, member]**
Request for a final approval of a 31-lot subdivision with two roads on 90+/- acres. Zoned R; M81/L27.001.
4. **FINAL SUBDIVISION/CONDOMINIUM SITE PLAN & SITE PLAN/SPECIAL EXCEPTION & SITE PLAN AMENDMENT – off 74 COUNTY ROAD – by HANS C. HANSEN, INC. 3 PUBLIC HEARINGS** Zoned R/SR; M3/L22:
 - A. **"STARGAZER SUBDIVISION/CONDOMINIUM-SITE PLAN/"BLUE LEDGE ROAD"**
Request for final plan approval of a 7-lot subdivision encompassing 6 residential lots and a 4-unit business condominium lot consisting of an existing agricultural business (Unit 2), a proposed daycare facility (Unit 1) and 2 additional areas reserved for future development (Units 3 & 4) on 23.8 acres on the site of the existing Hansen's Farm Market.
 - B. **"GROWING YEARS DAYCARE" SITE PLAN/SPECIAL EXCEPTION USE**
Request for final site plan approval of a proposed 6000 square foot daycare facility serving up to 49 children. Lot 1, Unit 2, Stargazer Subdivision. Zoned R; M3/L22
 - C. **"HANSEN'S FARM MARKET" SITE PLAN AMENDMENT**
Request for approval of a site plan amendment for Hansen's Farm Market. Lot 1, Unit 2, Stargazer Subdivision. Zoned R/SR; M3/L22.
5. **SCHEDULE OPTIONAL MEETING**
6. **ADJOURNMENT**

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

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PUBLIC NOTICE

MINOR SITE PLAN AMENDMENT

November 30, 2006

Odias Bachelder, II d/b/a O. Bachelder Properties, LLC & Lee Auto & Home Upholstery is seeking approval of an amendment to the minor site plan at 669 Main Street to add a new use on his property to include the sales of used vehicles. Zoned Roadside Commercial (RC); Map 12/Lot 28.

A copy of the application is available for review in the Planning Office at the Municipal Center, 270 Main Street.

Minor Site Plan Applications are reviewed by a Site Plan Review Committee consisting of the Fire Chief, the Police Chief, the Code Enforcement Officer, the Town Engineer and the Planning Director. You may request that your written comments on this application be considered at a special meeting of the Committee if those comments are submitted prior to 4:30 P.M. on December 21, 2006.

Please direct any questions or concerns to the Town Planner or the Assistant Planner.

cc: Applicant
Abutters
Minor Site Plan Review Committee
Gorham Planning Board

Posted and Mailed 11/30/06