

# Town of Gorham

MUNICIPAL CENTER  
75 SOUTH STREET-SUITE 1  
GORHAM, ME 04038-1713

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PLANNING DEPARTMENT  
ROOM 251

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## GORHAM PLANNING BOARD Workshop Meeting April 2, 2007

The Gorham Planning Board will hold a Workshop Meeting on Monday, April 2, 2007, at 6:00 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. Notes of March 12, 2007, Workshop Meeting.**
- 2. Zoning Text / Map Amendment – 359A Mosher Road – by Norman K. Richardson**  
Discuss a proposal to rezone land off Route 237 from Suburban Residential to Roadside Commercial. [The Town Council is recommending an amendment to the performance standards governing Rural Entrepreneurial Uses in place of a zoning map amendment. Map31 / Lot 9, 10 & 11.
- 3. Zoning Map Amendment – Route 25 / Main Street – by Grondin Properties, LLC, Kenneth Grondin, Member**  
Discuss a proposal to rezone land along Route 25 between the Westbrook Town Line and Crockett Interiors, including a portion of the lot owned by Crockett Interiors and Lots 7 & 8 in the Grondin Commercial Subdivision, from Industrial to Roadside Commercial. Map 12 / Lots 26.007 & 26.008.
- 4. Review of “Monthly Status Report”**
- 5. Chairman’s Report of Town Council Ordinance Committee Meeting**
- 6. Chairman’s Report on Ordinance Sub-Committee Meeting of March 19, 2007**
- 7. Other Business**
- 8. Adjournment at 6:55 p.m.**

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*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

April 2, 2007

The Gorham Planning Board will hold a regular meeting on Monday, April 2, 2007, at 7:00 p.m. in the new Council Chambers at the **Gorham Municipal Center, 75 South Street**, Gorham, Maine. A non-televised Workshop Meeting beginning at 6:00 p.m. will precede the regular meeting. 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. **APPROVAL OF THE MARCH 12, 2007, MINUTES**
2. **REQUEST FOR RECONSIDERATION**  
Request for reconsideration of action taken on March 12, 2007 approving the proposed change of use and related site/parking lot improvements for the former School Street United Methodist Church at 29 School Street as proposed by Four Brothers, LLC Zoned VC & UR; M102/L83 & 112.
3. **REORGANIZATION OF THE BOARD**
  - A. **INTRODUCTION OF NEW MEMBERS**
  - B. **ELECTION OF OFFICERS**
  - C. **COMMITTEE APPOINTMENTS [Ordinance Review, Sign Ordinance, Private Way]**
4. **COMMITTEE REPORTS**
  - A. **ORDINANCE REVIEW COMMITTEE**
  - B. **SIGN ORDINANCE SUB-COMMITTEE**
  - C. **PRIVATE WAY SUB-COMMITTEE**
5. **CONSENT AGENDA**
  - A. **FINAL SUBDIVISION & SITE PLAN – “PRESUMPCOT COVE CONDOMINIUMS” / “ISABEL DRIVE” – off 697 GRAY ROAD - by RAY PEPPERS REALTY, LLC, TIMOTHY R. PEPPERS, MEMBER**  
Request for final subdivision and site plan approval of a 12-unit residential condominium with a 500' private drive on 4.97+/- acres off Route 202 on land of Peppers. Zoned UR; M 110/L29.
  - B. **SITE PLAN AMENDMENT - “VILLAGE MALL” – 80-108 MAIN STREET – by ABBA INVESTMENT REALTY, LLC, KEVIN P. GAGNON, MEMBER.**  
Review the Condition of Approval regarding interior illumination of the cupolas. Zoned UR/UC; M102/L144, 146 & 143.
6. **SITE PLAN – “SUBWAY SHOP/GORHAM” – 109 MAIN STREET – by SUB BUILDERS, INC.**  
**PUBLIC HEARING – tabled from 09/11/06**  
Request for final approval of a 1,653 sq. ft. restaurant with 12 parking spaces on .24 acres. Zoned UC; M102/L153.
7. **SCHEDULE OPTIONAL MEETING IF NEEDED**
8. **ADJOURNMENT**

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### POST-MEETING WORKSHOP

1. **DISCUSSION OF ZONING ISSUES FOR ASPHALT PLANT AND STANDARDS OF REVIEWS WITH TOWN ATTORNEY** [NOTE: Workshops are not televised.]  
This will be a clarification process for the Planning Board of the review standards for the asphalt plant site plan application and the Brickyard Quarry application in view of the Code Officer's decision on the use related issues. The public is welcome to attend and observe. There will be no public comment period. The applicant may ask questions for clarification on the requirements for review of the applications. No new drawings, information or charts will be presented or accepted.

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