

Town of Gorham

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

Tel.: 207-222-1620
Fax: 207-839-7711
www.gorham-me.org



PLANNING DEPARTMENT
ROOM 251

DEBORAH F. FOSSUM
Director of Planning & Zoning
dfossu@gorham.me.us

Thomas M. POIRIER
Assistant Town Planner
tpoirier@gorham.me.us

GORHAM PLANNING BOARD

June 1, 2009

7:00 PM

AGENDA

The Gorham Planning Board will hold a regular meeting on Monday, June 1, 2009, at 7:00 p.m. in the Council Chambers at the Gorham Municipal Center, 75 South Street, Gorham, Maine.

AGENDA ITEMS

1. APPROVAL OF THE MAY 18, 2009 MINUTES
2. COMMITTEE REPORTS
 - A. Ordinance Review Committee
 - B. Sign Ordinance Sub-Committee
 - C. Streets and Ways Sub-Committee
3. ADMINISTRATIVE REVIEW REPORT
4. CONSENT AGENDA
JED ASSETS, LLC – MASTER SIGN PLAN – 8 ELM STREET
Request for approval of a Master Sign Plan at 8 Elm Street. Zoned UC (M102 / L161).
5. PUBLIC HEARING (continued)
SITE PLAN/SPECIAL EXCEPTION - GORHAM ELEMENTARY SCHOOL -- OFF SEBAGO LAKE ROAD – BY GORHAM SCHOOL DEPARTMENT.
Request for Site Plan & Special Exception approval of a 550 student elementary school on the Stevens Farm off Sebago Lake Road with associated site improvements. (Zoned Rural and Suburban Residential; Map 53 / Lot 38 and Map 71 / Lot 1).
6. PUBLIC HEARING
AMENDMENT TO MINERAL EXTRACTION PERMIT APPLICATION – BY SHAW BROTHERS CONSTRUCTION, INC. – “BRICKYARD QUARRY” - REVIEW OF A HYDROGEOLOGICAL STUDY
Request for approval of an amendment to the Mineral Extraction Permit application for the Brickyard Quarry for review of a hydrogeological study submitted by Shaw Brothers Construction, Inc. (Zoned Industrial, Map 31 / Lots 12 -15).
7. PUBLIC HEARING
GRAVEL PIT AMENDMENT – GORDON SAND & GRAVEL, INC. – “GORDON PIT”
Request for approval of a Gravel Pit Amendment to revise the setback along the westerly portion of the site. Zoned Rural-Shoreland Protection Zoning (M86/L11).

Continued on Other Side

8 PUBLIC HEARING – PROPOSED AMENDMENTS TO CHAPTERS I, II, AND IV OF THE GORHAM LAND USE AND DEVELOPMENT CODE TO ADD “BED AND BREAKFAST, BED AND BREAKFAST ESTABLISHMENT, BED AND BREAKFAST ESTABLISHMENT WITH PUBLIC DINING AS AN ACCESSORY USE, AND INN” AS ALLOWED USES IN VARIOUS ZONING DISTRICTS. THESE AMENDMENTS INCLUDE PERFORMANCE STANDARDS FOR THE USE.

Proposed amendments to the Gorham Land Use and Development Code to add “Bed and Breakfast, Bed and Breakfast Establishment, Bed and Breakfast Establishment with Public Dining As An Accessory Use, and Inn” as allowed uses in the following Zoning Districts: Chapter I. Section VI - Urban Residential, VII - Suburban Residential, VIII - Rural, IX Village Centers District, Subsections 1 - Little Falls Village Center, and 2 - Gorham Village Center, Section X - Urban Commercial, XI - Roadside Commercial, XIII – Commercial Office, Section XIV – Office Residential and XVI - Narragansett Development District. Depending on the type of facility, these uses would fall under the home occupation, permitted use or special exception standards of the Districts within which they are located. Additional amendments are proposed to Chapter I, Section V – Definitions; Chapter II, General Standards of Performance, Section II, Parking Loading and Traffic, insertion of a new Section VIII – Bed and Breakfast Facilities (Bed & Breakfast, Bed & Breakfast Establishment, Bed & Breakfast Establishment with public dining facilities, and Inn), with the current Sections VIII, IX, and X being renumbered IX, X, and XI; and Chapter IV – Site Plan Review, Section II – Classification of Projects.

**9. PUBLIC HEARING
MAJOR SITE PLAN AMENDMENT/SPECIAL EXCEPTION –74 COUNTY ROAD – BY BATEMAN PARTNERS, LLC.**

Request for Major Site Plan Amendment and Special Exception approval by Bateman partners, LLC in association with Mercy Hospital to upgrade Lot 1, Unit 2, Stargazer Subdivision, to accommodate a Primary Care/Quick-Care medical facility with associated site improvements. (Zoned Urban Residential; Map 3 / Lot 22.402).

10. SUBDIVISION AMENDMENT-FAIRVIEW ACRES/MAJOR SITE PLAN -VISTA PARK CONDOMINIUM/- MAJOR SITE PLAN -VISTA PARK CONDOMINIUM – UNIT 5/ – BY DESIGN DWELLINGS

Request for approval of an amendment to the Fairview Acres Subdivision to create two new lots and review of a Major Site Plan application for the development of a 5-unit commercial/office condominium (Vista Park Condominium) to include 12,600 square feet of office space and 3200 square feet of retail with associated access drives and parking, and a Major Site Plan application for the construction of Building 5/Unit 5, a 3100 square foot office building. Zoned CO (M32 / L24.001).

11. SUBDIVISION AMENDMENT/PRIVATE WAY APPROVAL -“FAIRFIELD ESTATES”/“COPPERHEAD DRIVE” – BY CHRIS DUCHAINE

Request for approval of a proposed amendment to Lot 2 of the Fairfield Estates Subdivision Plan to create 3 new lots and approval of a private way plan for Copperhead Drive to access the three new lots. Zoned R, SR, SZ (M79 / L3/4).

12. SCHEDULE NEXT MEETING

13. ADJOURNMENT