

Town of Gorham

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PLANNING DEPARTMENT
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Gorham Planning Board Meeting

September 12, 2011 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, September 12, 2011 at 7:00 p.m. in the Burleigh H. Loveitt Council Chambers at the Gorham Municipal Center, 75 South Street, Gorham, Maine.

AGENDA ITEMS

APPROVAL OF THE AUGUST 22, 2011 MINUTES

COMMITTEE REPORTS

A. Ordinance Review Committee

B. Streets and Ways Sub-Committee

CHAIRMAN'S REPORT

ADMINISTRATIVE REVIEW REPORT

ITEM 1: PUBLIC HEARING

Site Plan Amendment: Goodwill Industries, Northern New England, applicant, is proposing to convert 5,000 sq.ft. of warehouse space to wholesale space with construction of a drive up aisle and canopy on 14.78 acres. The property is located at 34 Hutcherson Drive in the Gorham Industrial Subdivision on Map 12 Lot 17.005 in the Industrial (I) district. The applicant's agent is Curtis Neufeld, PE, with Sitelines.

ITEM 2: PUBLIC HEARING

Contract Zone: Hans Hansen is requesting a Contract Zone in order to develop a business park on his parcel in South Gorham. The property is located at the intersection of Routes 22 & 114 on Map 3 Lots 22.401, .402, .403, .404, .502, .503, .504, .505, .506, and .507 in the Rural/ Suburban Residential (R/SR) zoning districts. The Owner's agent is Tom Greer, PE, with Pinkham & Greer.

ITEM 3: PUBLIC HEARING

Contract Zone: Dennis Chadbourne is requesting a Contract Zone in order to allow specific commercial uses on Map 6, Lot 30 in the Rural (R) zoning district.

ITEM 4: PUBLIC HEARING

Contract Zone: Albert Frick is requesting a Contract Zone in order to allow specific commercial uses on Map 6 Lot 31 and Map 4 Lot 9 in the Rural (R) zoning district.

ITEM 5: Preliminary Subdivision Review

Grondin Aggregates, LLC, applicant, is requesting approval for an 11-lot cluster subdivision off Middle Jam Road on 27 acres formerly the Middle Jam Pit. The project is located on Map 97 Lot 31 and Map 98 Lots 1, 2 and 6 in the Rural (R) district. The applicant's agent is Shawn Frank, PE, with Sebago Technics.

ITEM 6: Site Plan Amendment

Gorham House Partnership, applicant, is requesting approval of a proposed 2,400 square foot one-story building addition and 20 space parking expansion. The property is located at 50 New Portland Road on Map 100 Lots 65.1, 72.1, 73.1 and 78 in the Urban Residential (UR) district. The applicant's agent is Lee Allen, PE, with Northeast Civil Solutions.

ITEM 7: Site Plan Review

Grondin Properties, LLC is requesting approval of a speculative site plan to develop Lot 3 of the Olde Canal Business Park with a 45,180 sq. ft. commercial industrial building, with 8,000 sq. ft. of office space and 37,000 sq. ft. of industrial space, 70 parking spaces and associated landscaping. The property is located at 65 Olde Canal Way on Map 34 Lot 3.003 in the Industrial (I) zoning district. The applicant's agent is Owens McCullough, PE, with Sebago Technics.

ITEM 8: Site Plan Review

Design Dwellings, Inc. is requesting approval to construct four duplex units on Lot 25 of Allen Acres subdivision. The property is located at 308/312 Main Street on Map 26 Lot 7 in the Urban Residential (UR) zoning district. The applicant's agent is Tom Greer, PE, with Pinkham & Greer.

**OTHER BUSINESS
ANNOUNCEMENTS
ADJOURNMENT**