

# 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](http://www.gorham-me.org)



PLANNING DEPARTMENT  
ROOM 251

Thomas M. POIRIER  
Town Planner  
[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)

## Gorham Planning Board Meeting

April 2, 2012 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, April 2, 2012 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 MARCH 5, 2012 MINUTES

#### COMMITTEE REPORTS

- A. Ordinance Review Committee
- B. Streets and Ways Sub-Committee

#### CHAIRMAN'S REPORT

#### ADMINISTRATIVE REVIEW REPORT

- ITEM 1: PUBLIC HEARING Continued from February 6, 2012**  
Subdivision / Site Plan Amendment Review: Gorham Village Green Condo Association and Gorham Village Green, LLC are proposing to delete the "Over 55" age requirement, and change the "Form of Ownership" from condominium to single family house lots via "Cluster Subdivision". The property is located off Libby Avenue on Map 109 Lots 10.501 to 10.510 in the Office Residential (OR) district. The Owner's agent is Les Berry, PE, of BH2M.
- ITEM 2: PUBLIC HEARING**  
**Zoning Map Amendment:** The Town of Gorham is requesting approval of a Zoning Map amendment to change the zone of the parcel located at 18 Gorham Industrial parkway from Industrial to Roadside Commercial. The property is located on Map 12 Lot 26.001.
- ITEM 3: PUBLIC HEARING**  
**Site Plan Amendment:** Goodwill Industries of NE is requesting approval of a Subdivision/Site Plan Amendment for Spiller Park, to expand the existing private non-medical care institution with a 1,709 sq. ft. 3-bedroom ranch home and associated infrastructure. The property is located at 12 Day Road on Map 24 Lot 11.002 in the Suburban Residential (SR) district. The applicant's agent is Curtis Neufeld, PE, of Sitelines, PA..
- ITEM 4: Subdivision Review:** David and Jenifer McCullough are requesting approval of Flaggy Meadow Road Subdivision, a five-lot subdivision on 2.3 acres off Flaggy Meadow Road. The property is located on Map 105 Lot 32.002 in the Urban Residential (UR) district. The applicant's agent is Dustin Roma, PE, of Sebago Technics.
- ITEM 5: Subdivision Review:** Paul Gore, applicant, is requesting approval for Bartlett Woods Subdivision, a 5-lot subdivision on Alberta Way off Bartlett Road. The project is located on Map 12 Lots 7 and 10 in the Rural (R) district. The applicant's agent is Andrew Morrell, EI, with BH2M.
- ITEM 6: Private Way Review:** Nathaniel Hurteau is requesting approval of Tranquil Drive, a 700 foot private way. The property is located off 439 Libby Avenue on Map 47 Lot 4 in the Suburban Residential (SR) district. The applicant's agent is Nancy St. Clair, PE, of St. Clair Associates.
- ITEM 7: Pre-Application for Subdivision Review:** Risbara Bros. Construction is requesting approval of Wagner Farms II, a 10-lot subdivision on 3.44 acres in the Development Transfer Overlay (DTO) District. The property is located at 222 Libby Avenue on Map 30 Lot 13 in the Urban Residential (UR) district. The applicant's agent is Nancy St. Clair, PE, of St. Clair Associates.
- ITEM 8: Pre-Application for Subdivision Amendment Review:** Travis Caruso is requesting approval of an amendment to Fort Hill Estates Subdivision to revise the size of Lot 1 from 4.63 acres to 1.38 acres with remaining land being joined to land owned by C & C Family, LLC (Map 43/Lot 21). The property is located at 53 Phinney Street on Map 43 Lot 1 in the Rural (R) district. The applicant's agent is Andrew Morrell, EI, of BH2M.

#### OTHER BUSINESS

#### ANNOUNCEMENTS

#### ADJOURNMENT

**NOTE: If this meeting is cancelled due to inclement weather, it will be rescheduled to April 23, 2012 at 7:00 p.m.**