

# Town of Gorham

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PLANNING DEPARTMENT  
ROOM 251

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## Gorham Planning Board Meeting July 16, 2012 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, July 16, 2012 at 7:00 p.m. in the Burleigh H. Loveitt Council Chambers at the Gorham Municipal Center, 75 South Street, Gorham, Maine.

### AGENDA

#### APPROVAL OF THE JUNE 18, 2012 MINUTES

#### COMMITTEE REPORTS

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

#### CHAIRMAN'S REPORT

#### ADMINISTRATIVE REVIEW REPORT

#### ITEM 1: CONSENT AGENDA

**Site Plan Amendment:** Gorham House Partnership is requesting approval of a proposed building and parking expansion, renovating the skilled nursing wing with an approximately 3,232 square feet slab on grade, one-story addition, with site work to expand the parking lot by 22 spaces, adding sidewalks, and relocating the memorial garden and gazebo. 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, of Northeast Civil Solutions.

#### ITEM 2: PUBLIC HEARING

Amendments to the Gorham Land Use & Development Code relating to Chapter II – General Standards of Performance; Section V – Minimum Standards for the Design and Construction of Streets & Ways.

#### ITEM 3: PUBLIC HEARING

Amendments to the Gorham Land Use & Development Code relating to Chapter III – Subdivision; Section III – Preliminary Plan; Section IV – Final Plan and Section V – Improvements.

#### ITEM 4: PUBLIC HEARING

Town of Gorham proposes a separation of the parent-teacher parking area from the bus loop at the Narragansett School. The property is located at Map 26 Lots 4 & 4.1 and Map 30 Lot 17 in the Urban Residential-Office Residential (UR-OR) zoning districts. The applicant's agent is Robert Burns, PE, Town of Gorham Public Works Director.

#### ITEM 5: SUBDIVISION AMENDMENT

Nanette Belanger, owner-applicant is requesting a subdivision amendment to revoke the Plummer Road (Sara Childs) Subdivision, a 6-lot subdivision and private way (Elexis Drive) approved on 1/7/2008, returning the property to one single parcel of land. The property is located at 105 Plummer Road on Map 86 Lots 201 through 206 in the Rural (R) zoning district. The applicant's agent is Troy McDonald, PLS, of Northeast Civil Solutions.

#### ITEM 6: SUBDIVISION AND PRIVATE WAY AMENDMENT

Holman Development Corp. is requesting to amend the Daisy Lane 2-6 lot private way by adding 3 – 15" HDPE culverts to provide wetland connectivity and removing the stormwater drainage infrastructure associated with a proposed stormwater wet pond. The property is located off Wood Road on Map 54 Lot 9 in the Rural (R) zoning district. The applicant's agent is Les Berry, PE, at BH2M.

#### ITEM 7: PREAPPLICATION CONFERENCE

Random Orbit, Inc. is proposing a 9 single family house project built to the Development Transfer Overlay District standards on 2.17 acres at Lot 1 of the 1996 "Village Crossing" subdivision. The property is located at 12 Cumberland Lane on Map 27 Lot 5.001 in the Office Residential (OR) zoning district. The applicant's agent is Les Berry, PE, of BH2M.

#### OTHER BUSINESS

#### ANNOUNCEMENTS

#### ADJOURNMENT