



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

October 7, 2013 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, October 7, 2013 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 SEPTEMBER 9, 2013 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 September 9, 2013)

Land Use & Development Amendment

Amendments to the Gorham Land Use & Development Code pertaining to Chapter I, Section V – Definitions to add definitions for ATVs, All-Terrain Vehicle and Motocross Track and Section VIII – Rural District, (B.) Permitted Uses, #12 to add the phrase “or commercial”.*

**Notwithstanding the provisions of Title 1 M.R.S.A. Section 302, the above amendment shall apply to any application for permits or approvals required under the Land Use and Development Code that has not received all required Town Approvals and permits prior to July 16, 2013, the date these amendments were first considered by the Town Council.*

ITEM 2: PUBLIC HEARING: (continued from September 9, 2013)

SITE PLAN AMENDMENT

East Coast Communications, LLC is requesting approval of a 3,200 square foot building expansion and revision to the existing Site Location of Development Permit to create an additional 10,890 square feet of impervious surface. The property is located at 29 Cyr Drive on Map 29 Lot 2.008 in the Industrial zoning district. The applicant's agent is Robert A. McSorley, PE of Sebago Technics.

ITEM 3: PUBLIC HEARING

Contract Zone: Anthony Kourinos is requesting a Contract Zone in order to allow specific commercial uses on Map 6, Lot 43.2 in the Suburban Residential (SR) and Stream Protection Subdistrict (SP) zoning district.

ITEM 4: PUBLIC HEARING:

Site Plan Review: Martin's Point Health Care is requesting approval of a 12,600 square foot medical office building with associated parking and site improvements. The property is located at the intersection of Routes 25 and 237 on Map 32 Lot 18 in the Roadside Commercial (RC) zoning district. The applicant's agent is Kylie S. Mason, RLA, LEED-AP from Sebago Technics.

ITEM 5: PUBLIC HEARING: SITE PLAN AMENDMENT

Shaw Brothers is requesting approval of a major site plan amendment to modify Conditions of Approval #33 (signage) and #36 (buffer) of the 2008 asphalt plant approval. The property is located at 341 Mosher Road on Map 34 Lot 9 in the Industrial zoning district. Shaw Brothers is representing themselves.

- ITEM 6: PUBLIC HEARING:
SITE PLAN AMENDMENT**
ODAT Realty Holdings, Inc. is requesting approval of a 13,600 square foot building expansion. The property is located at 20 Sanford Drive in the Gorham Industrial Park on Map 12 Lot 33.016 in the Industrial (I) zoning district. The applicant's agent is Lester Berry, PE of BH2M.
- ITEM 7: SUBDIVISION AMENDMENT:**
East Coast Communications, LLC and Shaw Earthworks are requesting a Subdivision Amendment to the New Portland Parkway Subdivision located off New Portland Road and Libby Avenue in the Industrial (I) zoning district and the Black Brook and Brackett Road Special Protection District on Map 29 Lot 2.
- ITEM 8: PRIVATE WAY REVIEW**
Alyse & Jacob Wallace are requesting approval for a 150' private way (Allen Way) to serve one lot off Spiller Road on Map 82 Lot 1 in the Rural (R) zoning district. The applicant's agent is Andrew Morrell, PE of BH2M.
- ITEM 9: PRIVATE WAY REVIEW**
Justin & Kelly Dearborn are requesting approval for a 561' private way (Cameron Way) off Davis Annex to serve two to six lots. The property is located on Map 38 Lot 3 in the Suburban Residential (SR) zoning district. The applicant's agent is Andrew Morrell, PE of BH2M.
- ITEM 10: PRIVATE WAY REVIEW**
Ken and Lisa Spiller are requesting approval of a 400' private way (Travis Way) to serve two to six lots off Buck Street. The property is located on Map 79 Lots 15 & 15.402 in the Suburban Residential (SR) zoning district. The applicant's agent is Thomas Greer, PE of Pinkham and Greer.

OTHER BUSINESS**ANNOUNCEMENTS****ADJOURNMENT**

PLEASE NOTE: Pursuant to Planning Board Rules, agenda items not taken up by the Planning Board prior to 10:00 p.m. will be rolled over to the next meeting of the Planning Board scheduled for October 21, 2013.