



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

April 7, 2014 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, April 7, 2014 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 MARCH 3, 2014 MINUTES

COMMITTEE REPORTS

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

CHAIRMAN'S REPORT

ADMINISTRATIVE REVIEW REPORT

ITEM 1: PUBLIC HEARING

Gorham Land Use and Development Code Review amendments to Chapter I, Section V - Definitions, Section VIII - Rural District and add Chapter II, Section XIV - Dog Kennels.

ITEM 2: PUBLIC HEARING

Gorham Land Use and Development Code Review amendments to Chapter II, Section V - Minimum Standards for the Design and Construction of Streets and Ways, H. Standards for Private Ways.

ITEM 3: PUBLIC HEARING (continued from March 3, 2014)

SITE PLAN/SUBDIVISION REVIEW: Perennial Place at White Rock, JCS3, LLC (Jon & Cindy Smith) are requesting approval to convert the existing White Rock School at 10 North Gorham Road into residential units for tenants 55 years or older, with associated outdoor space, landscaping and parking. The property is located at 10 North Gorham Road on Map 89 Lot 14 and Map 92 Lot 2 in the Suburban Residential (SR) zoning district. The applicant's agent is Mark St. Germain, P.E., of St. Germain-Collins.

ITEM 4: PRIVATE WAY AMENDMENT REVIEW (continued from March 3, 2014)

Angeltun Lane: Sarah Angeltun is requesting approval of an amendment to a 325' private way previously approved for the one-lot Private Way standards, changing the private way to the two-to six-lot Private Way standards. The property is located at 101 Spiller Road on Map 79 Lot 12 in the Rural (R) zoning district. The applicant's agent is Andrew Morrell, P.E., of BH2M.

ITEM 5: SUBDIVISION REVIEW

Stonefield IV Subdivision: Gilbert Homes is requesting approval of a 36-lot cluster subdivision off Ichabod Lane with a 2,900' roadway to connect to Stonefield Phases II and III and 400' dead end road to support 4 lots. The property is located off Harding Bridge Road on Map 50 Lot 6 in the Rural (R) zoning district. The applicant's agent is William Thompson, P.E., of BH2M.

ITEM 6: SUBDIVISION AMENDMENT

Linwood Acres Subdivision: John and Cynthia McCormack are requesting approval for a subdivision amendment to split Lot 6 into two lots, the new lot will be accessed off Brackett Road. The property is located at 8 Jackies Way on Map 28 Lot 16.006 in the Suburban Residential (SR) zoning district, Stream Protection subdistrict, and Black Brook & Brackett Road Special Protection district. The applicant's agent is Albert Frick, S.E., of Albert Frick Associates, Inc.

ITEM 7: PRIVATE WAY AMENDMENT REVIEW

Norway Road Extension: Norman A. Martin III is requesting approval of a private way amendment to Norway Road to provide a 370' extension and upgrading the private way to the seven to ten lot private way standards. The property is located off Fort Hill Road on Map 64 Lots 5.002 and 5.003 in the Rural (R) zoning district. The applicant's agents are David St. Clair, P.E., and Nancy St. Clair, P.E., of St. Clair Associates.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT