



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

November 3, 2014 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, November 3, 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 OCTOBER 6, 2014 MINUTES

COMMITTEE REPORTS

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

CHAIRMAN'S REPORT

ADMINISTRATIVE REVIEW REPORT

ITEM 1: **CONSENT AGENDA**
FINAL SUBDIVISION APPROVAL
Lilac Lane Subdivision: Bauer & Gilman Construction, LLC is requesting approval of a 9-lot clustered subdivision. The property is located at 91 North Gorham Road on Map 92 Lot 17 in the Suburban Residential-Manufactured Housing (SR-MH) zoning districts. The applicant's agent is Tom Farmer, M.L.L.A., of Wright-Pierce.

ITEM 2: **PUBLIC HEARING**
Gorham Land Use and Development Code. Review amendments to Amendment: Amendments to the Gorham Land Use & Development Code pertaining to Chapter I, Section V – Definitions to add definitions for Airstrips, Runways and Landing Strips; Section VII – Suburban Residential District, B. Permitted Uses, Section VIII – Rural District, B. Permitted Uses; a new section added to Chapter II: General Standards of Performance, titled: Section XIV -- Airstrips, Runways and Landing Strips; and to Chapter IV- Site Plan Review.

ITEM 3: **PRELIMINARY SUBDIVISION REVIEW**
Stonefield IV Subdivision: Gilbert Homes is requesting approval of a 36-lot clustered subdivision off Ichabod Lane with a 2,900' roadway to connect to Stonefield Phases II and III and a 400' dead end road to support 4 lots. The property is located on Map 50 Lot 6 in the Rural, Shoreland Overlay, and the Resource Protection Sub-District zoning districts. The applicant's agent is William Thompson, P.E., of BH2M.

ITEM 4: **SUBDIVISION REVOCATION**
Hartley Marsh and Greg McCormack are requesting approval to revoke the Strawberry Fields Subdivision to merge existing Lot 1 of the subdivision with the Marsh abutting house lot on South Street and Strawberry Lane, and to merge existing Lots 2 and 3. The property is located on Map 104 Lots 10 & 10.003 in the Urban Residential (UR) zoning district. The applicants' agent is Andrew Morrell, P.E., of BH2M.

ITEM 5: PRELIMINARY SUBDIVISION REVIEW:

Shaws Mill Road Subdivision: Bauer & Gilman Construction, LLC is requesting approval of a 10-lot clustered subdivision on 17 acres with a 950' paved private way. The property is located at 108 Shaws Mill Road on Map 80 Lot 31 in the Suburban Residential-Manufactured Housing (SR-MH) zoning district. The applicant's agent is Tom Farmer, M.L.L.A., of Wright-Pierce.

ITEM 6: PRELIMINARY SUBDIVISION REVIEW

258 Main Street: Peter & Kathryn Mason are requesting approval of a three lot development transfer overlay subdivision with two new lots off Donna Street. The property is located at 258 Main Street on Map 100 Lot 59 in the Office Residential (OR) zoning district. The applicants' agent is Andrew Morrell, P.E., of BH2M.

ITEM 7: DISCUSSION

Ridgewood II Senior Apartments: Avesta School Street, LP is requesting approval for a contract zone to provide 24 or 31 elderly housing apartments with associated parking. The property is located at 99 School Street on Map 101 Lot 18 in the Urban Residential (UR) zoning district. The applicant's agent is Daniel Diffin, P.E., of Sevee & Maher Engineers, Inc.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT