



Town of Gorham Planning Department

David C.M. Galbraith, *Zoning Administrator*
dgalbraith@gorham.me.us

Thomas M. Poirier, *Town Planner*
tpoirier@gorham.me.us

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620 / Fax: 207-839-7711

GORHAM PLANNING BOARD MEETING

December 15, 2014 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, December 15, 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 NOVEMBER 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

Site Plan & Subdivision Amendment:

R.P. Weeman, LLC is requesting site plan approval of a phased expansion to the existing building and expansion of the gravel outdoor storage areas to 17,910 sq.ft.; the applicant is requesting subdivision amendment approval to the lot's maximum impervious area identified on the New Portland Parkway Subdivision Plan. The property is located at 22 Jenna Drive on Map 29 Lot 2.009 in the Industrial (I) zoning district and Black Brook and Brackett Road Special Protection District. The applicant's representative is Thomas Greer, P.E. with Pinkham & Greer Civil Engineers.

ITEM 2: PUBLIC HEARING

Land Use & Development Code Amendment: Amendment to the Gorham Land Use & Development Code pertaining to Chapter I, Section V – Definitions to change the definition of structure regarding patios.

ITEM 3: PUBLIC HEARING

Land Use & Development Code Amendment: Amendments to the Gorham Land Use & Development Code pertaining to Chapter I, Section VI – Urban Residential District, Section VII – Suburban Residential District, and Chapter II, Section XII: – Keeping of Urban Farm Animals to allow the keeping of domestic farm animals and livestock for the sale of products and to allow pasture fencing within the setbacks.

ITEM 4: PUBLIC HEARING:

Land Use & Development Code Amendment: Amendments to the Gorham Land Use & Development Code pertaining to Chapter I, Section IX- Village Centers District to allow creative parking solutions.

ITEM 5: PUBLIC HEARING

Contract Zone: Ridgewood II Senior Apartments -- Avesta Housing Development Corporation and Avesta School Street, L.P. are requesting approval for a contract zone to provide 24 elderly housing apartments with associated parking. The property is located at 99 School Street on Map 101 Lot 18-19 in the Urban Residential (UR) zoning district.

ITEM 6: PUBLIC HEARING

Site Plan Amendment: Ridgewood II Senior Apartments - Avesta School Street, L.P. is requesting approval to condominiumize and construct a 3 story building at 99 School Street to provide 24 elderly housing apartments with associated parking. The property is located on M101 Lot 18-19 in the Urban Residential (UR) zoning district. The applicant's agent is Daniel Diffin, P.E., of Sevee & Maher Engineers, Inc.

ITEM 7: PUBLIC HEARING

Site Plan And Subdivision Amendment: Simona Shores – Jarod Robie is requesting re-approval of the original Simona Shores condo project with a reduction in street length, location shift for all condo units, and low pressure sewer system for lower 8 condo units. The property is located at 697 Gray Road on Map 110 Lots 29.301-29.312 in the Urban Residential (UR) zoning district. The applicant's agent is Lee Allen, P.E., of Northeast Civil Solutions, Inc.

ITEM 8: PRELIMINARY SUBDIVISION REVIEW

Longfellow Woods: Normand Berube Builders, Inc. is requesting preliminary approval of a 10-lot subdivision with a 1,500 foot roadway built to the Town's public road standards on 21.83 acres. The property is located at 101 Longfellow Road on Map 11 Lot 22.001 in the Rural-Manufactured Housing (R-MH) zoning districts. The applicant's agent is William Thompson, P.E., of BH2M.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT