



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING

June 2, 2014 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, June 2, 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 MAY 5, 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 AMENDMENT: Anderson Equipment** is requesting approval of an amendment to increase the size of the approved building by 3,450 sq.ft. and with associated site improvements. The property is located at 18 Gorham Industrial Parkway on Map 12 Lot 26.001 in the Roadside Commercial (RC) zoning district. The applicant's agent is Daniel L. Riley, P.E., of Sebago Technics.

##### ITEM 2: PUBLIC HEARING

**SITE PLAN REVIEW: S.D. Warren** is requesting approval to upgrade portage and car-top boat access and parking adjacent to the Presumpscot River on land owned by the Presumpscot Regional Land Trust. The property is located at the end of Tow Path Road, on Map 53, Lot 39 in the Suburban Residential and Rural District, the Shoreland Overlay District, and the Resource Protection Sub-district. The applicant's agent is Dustin Roma, P.E., of Milone & MacBroom, Inc.

##### ITEM 3: PUBLIC HEARING

**SITE PLAN REVIEW: Kasprzak Landholdings & Homes, Inc.** is requesting Subdivision and Site Plan amendment approval to the Woods Edge Condominiums at Ridgefield Condominiums. The property is located off School Street on Map 46 Lot 11.2 in a Contract Zone (CZ) zoning district. The applicant's agent Owens McCullough, P.E., of Sebago Technics.

##### ITEM 4: PUBLIC HEARING

**SITE PLAN REVIEW: Design Dwellings, Inc.** is requesting approval of 8 single family condominiums on Lot 25 of Allen Acres Subdivision. The property is located at 308/312 Main Street on Map 26 Lot 7.225 in the Urban Residential (UR) zoning district. The applicant's agent is Tom Greer, P.E., of Pinkham & Greer.

##### ITEM 5: 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.L.S., and Nancy St. Clair, P.E., of St. Clair Associates.

##### 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 Jackie's 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: SUBDIVISION REVIEW**

**Columbia Way Subdivision: Grondin Aggregates, LLC** is requesting Preliminary reapproval of an 11-lot cluster subdivision. The property is located off Middle Jam Road in the former Middle Jam Pit on Map 97 Lot 31 and Map 98 Lots 1 & 6 in the Rural zoning district. The applicant's agent is Shawn Frank, P.E., of Sebago Technics.

**ITEM 8: PUBLIC HEARING**

**SITE PLAN REVIEW: Gorham Arts Alliance** is requesting approval of a change of use for the former Odd Fellows Building. The property is located at 34 School Street on Map 102 Lot 72 in the Urban Residential (UR) zoning district. The applicant is acting as its own agent.

**OTHER BUSINESS**

**ANNOUNCEMENTS**

**ADJOURNMENT**