



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

May 5, 2014 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, May 5, 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 APRIL 7, 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 and Chapter II, Section VI regarding a Campground Overlay District.
- ITEM 2:** **PUBLIC HEARING**
SITE PLAN REVIEW: Little Falls Recreation Facility; Town of Gorham is requesting approval of improvements at the Little Falls Recreation Facility involving multipurpose fields to be constructed with associated storm water management and parking. The property is located at 668 Gray Road, on Map 52 Lot 12 in the Urban Residential (UR)-Manufactured Housing (MH) zoning. The applicant's agent is Craig Burgess, P.E., of Sebago Technics.
- ITEM 3:** **PUBLIC HEARING**
SITE PLAN AMENDMENT REVIEW: Peter A. Lyford, Inc. is requesting after-the-fact approval of an 11,297 sq.ft. gravel pad and construction of a storm water treatment swale to serve the new gravel pad. The property is located at 54 Olde Canal Way on Map 34 Lot 3.007 in the Industrial (I) zoning district. The applicant's agent is Craig Burgess, P.E., of Sebago Technics.
- ITEM 4:** **SUBDIVISION AMENDMENT REVIEW**
Peter A. Lyford, Inc. is requesting approval of an amendment to the maximum lot development table for Lot 7 Olde Canal Business Park. The property is located at 54 Olde Canal Way on Map 34 Lot 3.007 in the Industrial (I), Shoreland Overlay, and Resource Protection Sub-district zoning districts. The applicant's agent is Craig Burgess, P.E., of Sebago Technics.
- ITEM 5:** **PRIVATE WAY REVIEW**
Whitetail Drive: John and Cindy Kennie are requesting approval of a 159' private way designed to the one-lot private way standards. The property is located off Mighty Street on Map 67 Lot 6 in the Rural (R) zoning district and Stream Protection Sub-district. The applicants' agent is Andrew Morrell, P.E., of BH2M.
- ITEM 6:** **PRIVATE WAY REVIEW**
Betty Lou Way: Sam Strumph, Sr. is requesting approval of a 153' private way designed to the one-lot private way standards. The property is located off North Street on Map 63 Lot 20 in the Rural (R) zoning district. The applicant's agent is Andrew Morrell, P.E., of BH2M.

ITEM 7: PRE-APPLICATION DISCUSSION

Ridgewood II Senior Apartments – Avesta School Street, L.P. is requesting approval to subdivide a 1.2 acre lot from the existing Ridgewood Apartments lot at 99 School Street to construct a 3 or 4 story building to provide 24 or 31 elderly housing apartments with associated parking. The property is located on M101 Lot 18 in the Contract Zone/Urban Residential zoning district. The applicant's agent is Daniel Diffin, P.E., of Sevee & Maher Engineers, Inc.

ITEM 8: PRE-APPLICATION DISCUSSION

Berube Builders, Inc. is requesting approval for a 10-lot subdivision with public water and onsite subsurface disposal systems. The property is located off 101 Longfellow Road on Map 11 Lot 22.001 in the Rural-Manufactured Housing zoning district. The applicant's agent is William Thompson, P.E., of BH2M Engineers.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT