



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING

October 6, 2014 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, October 6, 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 SEPTEMBER 8, 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 REVIEW:**

**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 representative is Tom Greer, P.E. with Pinkham & Greer Civil Engineers.

**ITEM 2: PRELIMINARY & FINAL SUBDIVISION REVIEW**

**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 3: PRELIMINARY SUBDIVISION REVIEW**

**Longfellow Woods: Normand Berube Builders, Inc.** is requesting preliminary approval of an 11-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.

**ITEM 4: SUBDIVISION AMENDMENT / PRIVATE WAY REVIEW:**

**Brian & Stacie Leavitt** are requesting a Subdivision Amendment and 502 foot private way (Kayli-Susan Drive) built to the 2-6 lot standards to serve one existing and one proposed lot. The property is located at 105 & 109 Files Road in the Files Road Subdivision on Map 74 Lots 5.002 and 5.003 in the Suburban Residential (SR) zoning district. The applicant's agent is Andrew S. Morrell, P.E. of BH2M.

**ITEM 5: LAND USE & DEVELOPMENT CODE AMENDMENT**

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

**ITEM 6: LAND USE & DEVELOPMENT CODE AMENDMENT**

**Discussion:** 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 7: LAND USE & DEVELOPMENT CODE AMENDMENT**

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

**OTHER BUSINESS**

**ANNOUNCEMENTS**

**ADJOURNMENT**