



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING

September 8, 2014 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, September 8, 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 JULY 21 AND AUGUST 4, 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 REVIEW: Insurance Auto Auctions, Inc.** is requesting approval for a 5.74 acre expansion of IAAI's gravel vehicle storage area with a 40-foot wide access driveway and security fence on land leased from Shawn Moody. The property is located at 9 Moody Drive, off Narragansett Street on Map 19 Lot 1 in the Suburban Residential-Manufactured Housing (SR-MH) zoning districts. The applicant's agent is Shawn Frank, P.E., of Sebago Technics.

**ITEM 2: PUBLIC HEARING**

**SITE PLAN AMENDMENT REVIEW: The 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 (Route 202/4) on Map 52 Lot 12 in the Urban Residential - Manufactured Housing (UR-MH) zoning districts. The applicant's agent is Owens McCullough, P.E., of Sebago Technics.

**ITEM 3: PUBLIC HEARING**

**SITE PLAN REVIEW: The Town of Gorham** is requesting approval of proposed recreational improvements for the Chick Property Athletic Fields to construct a new 90 foot diamond baseball field and associated parking along with multi-purpose playing fields, basketball courts and reconfiguration of the existing ice skating area on approximately 9.63 acres of land area and 1.51 acres of new impervious area. The property is located at 270 Main Street next to the Public Safety Building and Chick Drive on Map 26 Lot 4 in the Urban Residential-Office Residential (UR-OR) zoning districts. The applicant's agent is Owens McCullough, P.E., of Sebago Technics.

**ITEM 4: PUBLIC HEARING**

**CONTRACT ZONE AMENDMENT:** Cumberland Farms is requesting an amendment to the Hans Hansen Contract Zone in order to allow specific sign details in the Contract Zone approved on October 21, 2011. The property is located at 74 County Road on Map 3 Lots 22.401, .402, .403, .404, .502, .504, .505, and .507 in the Rural-Suburban Residential (R-SR) zoning districts. The applicant's agent is Thomas Greer, P.E. of Pinkham & Greer.

**ITEM 5: FINAL SUBDIVISION REVIEW**

**MICHAEL AND MELISSA GOULD** are requesting approval of a 4-lot subdivision off Shaws Mill Road. The property is located on Map 80 Lot 31.001 in the Suburban Residential zoning district. The applicant's agent is Wayne Wood, P.L.S., of Wayne Wood & Co.

**ITEM 6:        PRE-APPLICATION DISCUSSION**

**KASPRZAK LAND HOLDINGS, INC.** is proposing 140 dwelling units with 35 buildings on 76.97 acres in the Pheasant Knoll Condominium development. The property is located on Map 46 Lot 11.004 off Fort Hill Road in the Urban Residential (UR) zoning district. The applicant's agent is Robert Georgitis of Kasprzak Landholdings & Homes Inc.

**OTHER BUSINESS**

**ANNOUNCEMENTS**

**ADJOURNMENT**