



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

July 13, 2015 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, July 13, 2015 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 JUNE 1, 2015 MINUTES

COMMITTEE REPORTS

- A. Ordinance Review Committee
- B. Streets and Ways Sub-Committee

CHAIRMAN'S REPORT

ADMINISTRATIVE REVIEW REPORT

ITEM 1: PUBLIC HEARING

Land Use & Development Code Amendment: Amendment to establish a Conditional Multi-Use zone for the McLellan/Sampson House. The property is located at 77 South Street on Map 106 Lot 47 in the Urban Residential (UR) zoning district.

ITEM 2: PUBLIC HEARING

Site Plan Amendment: Reali Realty, LLC is requesting approval to demolish the existing building at 21 Main Street in order to reconfigure/expand the existing Amato's Sandwich Shop paved parking area. The property is located at 21 Main Street on Map 102 Lot 105 in the Gorham Village Center zoning district. The applicant's agents are Owens McCullough, P.E., and Caitlyn C. Abbott, P.E., of Sebago Technics.

ITEM 3: PUBLIC HEARING

Site Plan: Douces Wild, LLC, Thirsty Turf Irrigation Facility is requesting approval to build a pre-engineered 10,700 sf building and 2,700 sf office building with associated parking and storage. The property is located on Lot F of the Gorham Industrial Park Subdivision on Map 12 Lot 23.006 in the Industrial (I) zoning district. The applicant's agent is Stephen D. Harding, P.E., of Sebago Technics.

ITEM 4: PUBLIC HEARING

Site Plan Amendment: DDI/Susan Duchaine is requesting approval for expanded office space and additional maintenance and storage area for Design Dwellings Inc.'s corporate office. The property is located at 166 Narragansett Street on Map 39 Lots 43 and 44 in the Narragansett Development District. The applicant's agent is Andrew Morrell, P.E., of BH2M.

ITEM 5: SUBDIVISION REVIEW:

Laura Lane Subdivision: Bauer & Gilman Construction, LLC is requesting approval of a 10-lot clustered subdivision on 17.13 acres with a 1,213' paved private way built to the 7-10 lot private way standards. The property is located at 108 Shaws Mill Road on Map 80 Lot 31 in the Suburban Residential-Manufactured Housing (SR-MH) zoning district. The applicant's agent is Tom Farmer, R.L.A., of Wright-Pierce.

ITEM 6: PRIVATE WAY REVIEW

Fort Libby Drive: Matthew Libby is requesting approval of a 600' private way built to the 2-6 lot private way standard to serve one family gift lot. The property is located off 340/342 Fort Hill Road on Map 64 Lot 14 and Map 43 Lot 30 in the Rural (R) zoning district. The applicant's agent is Andrew Morrell, P.E., of BH2M.

ITEM 7: PRIVATE WAY REVIEW

Deerfield Drive: Gregory and Sue McCormack are requesting approval of a 422' private way built to the 2-6 lot private way standard. The property is located off Maplewood Drive on Map 104 Lots 30 and 10.3 in the Urban Residential (UR) zoning district. The applicants' agent is Andrew Morrell, P.E., of BH2M.

ITEM 8: PRE-APP DISCUSSION

Subdivision Review: Guy Gledhill d/b/a Gledhill Group, LLC – is requesting approval of Bramblewood Estates, a 10-unit residential condominium project. The property is located on 4 acres off Bramblewood Lane on Map 25 Lot 7.001 in the Urban Residential (UR) zoning district. The applicant's agent is Dustin Roma, P.E., of Milone & MacBroom Inc.

ITEM 9: PRE-APP DISCUSSION

Subdivision Amendment Review: STJ Inc. is requesting approval of an amendment to the 1996 Village Crossing Subdivision to construct a 6-lot subdivision on Lot 1 of the Village Crossing Subdivision. The property is located on 2.17 acres at 12 Cumberland Lane on Map 27 Lot 5.001 in the Office Residential (OR) zoning district. The applicant's agent is Andrew Morrell, P.E., of BH2M.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT