



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING

October 5, 2015 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, October 5, 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 SEPTEMBER 14, 2015 MINUTES

#### COMMITTEE REPORTS

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

#### CHAIRMAN'S REPORT

#### ADMINISTRATIVE REVIEW REPORT

**CONSENT AGENDA:** Site Plan Amendment: USM is requesting approval to renovate the existing softball fields in the northeasterly corner of the USM campus. The property is located at 37 College Avenue on Map 40 Lots 17-18 in the Urban Residential (UR) zoning district. The applicant's agent is Frank Crabtree, P.E., of Harriman Architects & Engineers.

**ITEM 1:** PUBLIC HEARING (Continued - Not heard 9/14/15)  
Site Plan Amendment – Master Sign Plan: 109 Main Street: Jon Smith of JCS4, LLC, is requesting approval of the Master Sign Plan for 109 Main Street utilizing the Village Shared Entrance sign format. The property is located on the corner of Main Street and New Portland Road in front of Hannaford's Super Market on Map 102 Lot 153 in the Urban Commercial (UC) zoning district.

**ITEM 2:** SUBDIVISION REVIEW  
Subdivision Amendment: STJ Inc. is requesting approval of an amendment to the 1996 Village Crossing Subdivision for 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.

**ITEM 3:** PUBLIC HEARING (continued from 9/14/15)  
Site Plan Amendment: DDI/Susan Duchaine is requesting approval for expanded office space and a 48' x 60' garage for Design Dwellings Inc.'s corporate office. The property is located at 166 Narragansett Street on Map 39 Lot 44 in the Narragansett Development District. The applicant's agent is Andrew Morrell, P.E., of BH2M.

**ITEM 4:** PUBLIC HEARING (continued from 9/14/15)  
Land Use & Development Code Amendment: Amendment to Chapter II, Section III (Signs) of the Land Use & Development Code, to allow an off-premises sign and dimensional variation in limited situations in Gorham Village.

**ITEM 5: PUBLIC HEARING (continued from 9/14/15)**

**Site Plan Amendment:** Casco Federal Credit Union is requesting approval for the construction of a new credit union with drive-through lanes and associated parking. The property is located at 393 Ossipee Trail on Map 77 Lot 15 in the Roadside Commercial (RC) zoning district. The applicant's agent is Will Conway, PE of Sebago Technics.

**ITEM 6: PUBLIC HEARING:**

**Contract Zone:** Sebago Brewing Company is requesting approval of a Contract Zone to allow a brewery, warehousing, events center and restaurant, with reduced setbacks and parking in front of property located at Mosher Road (Rt 237) and lower Main Street (Rt 25), on Map 32 L24.101-105 in the Commercial Office (CO) zoning district. The applicant's agent is Andrew Morrell, P.E., of BH2M.

**ITEM 7: DISCUSSION**

**Land Use and Development Code Amendment:** Amendment to Chapter II, Section III, Signs to require written permission from abutting property owners to install a Farm Stand Directional sign.

**ITEM 8: DISCUSSION**

**Sketch Plan:** Shaw Brother's Industrial Campus proposal to expand the aggregate handling area, stockyard and laydown areas to the undeveloped properties. The properties are located on 341, 351, 355, 359 & 363 Mosher Road on Map 31 Lots 9-14 in the Industrial zoning district. The applicant's agent is Shawn Frank, P.E. of Sebago Technics.

**OTHER BUSINESS**

**ANNOUNCEMENTS**

**ADJOURNMENT**

<p><b>PLANNING BOARD RULES:</b> Section III. A. 11. No agenda item will be taken up at a meeting after 10:00 p.m. The lateness rule may be waived for just cause by consent of the majority of Board members present.</p>
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