



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING

April 6, 2015 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, April 6, 2015 at 7:00 p.m. in the Burleigh H. Loveitt Council Chambers at the Gorham Municipal Center, 75 South Street, Gorham, Maine.

### REVISED AGENDA

#### APPROVAL OF THE MARCH 2, 2015 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: The Town of Gorham** is requesting approval of a Public Safety Facility consisting of a new 11,000 square foot police station and a renovated 18,000 square foot fire station. The property is located at 270 Main Street on Map 26 Lot 4 in the Urban Residential-Office Residential (UR-OR) zoning districts. The applicant's agent is Tom Saucier, P.E., of Site Design Associates.

#### ITEM 2: PUBLIC HEARING

**Gorham Land Use and Development Code:** Review amendments to the Gorham Land Use & Development Code pertaining to Chapter I: Section V – Definitions to add definitions for Airstrips, Runways and Landing Strips; Section VII – Suburban Residential District, B. Permitted Uses; Section VIII – Rural District, B. Permitted Uses; a new section added to Chapter II: General Standards of Performance, titled: Section XIV -- Airstrips, Runways and Landing Strips; and to Chapter IV- Site Plan Review.

#### ITEM 3: PUBLIC HEARING

**Site Plan Amendment Review: Great Falls Builders** is requesting approval to construct a 4-unit commercial building, concrete walkways, paved parking areas, and associated storm drainage. The property is located at 109 Main Street (former Mobil Gas Station) on Map 102 Lots 153 & 155 in the Urban Commercial (UC) zoning district. The applicant's representative is Owens McCullough, P.E., of Sebago Technics.

#### ITEM 4: FINAL SUBDIVISION REVIEW

**258 Main Street: Peter & Kathryn Mason** are requesting approval of a three lot development transfer overlay subdivision with four dwelling units. The property is located at 258 Main Street on Map 100 Lot 59 in the Office Residential (OR) zoning district. The applicants' agent is Andrew Morrell, P.E., of BH2M.

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**ITEM 5: DISCUSSION**

**Site Plan Amendment Review: 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 & 44 in the Narragansett Development District. The applicant's agent is Andrew Morrell, P.E. of BH2M.

**ITEM 6: DISCUSSION**

**Gorham Land Use and Development Code: Amendment to Chapter II: Section IV- Residential; Subsection C. Accessory Apartments; C.** to allow Accessory Apartments to contain up to a maximum of 1,000 square feet instead of a maximum of 660 square feet as is currently allowed.

**OTHER BUSINESS**

**ANNOUNCEMENTS**

**ADJOURNMENT**

**NOTE:** If this meeting is cancelled due to inclement weather, it will be rescheduled to *April 21, 2015 at 7:00 p.m.*