



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING

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

The Gorham Planning Board will hold a regular meeting on Monday, January 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 DECEMBER 15, 2014 MINUTES

#### COMMITTEE REPORTS

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

#### CHAIRMAN'S REPORT

#### ADMINISTRATIVE REVIEW REPORT

#### ITEM 1: PUBLIC HEARING

Conditional Zone: The Town of Gorham is requesting adoption of a Conditional zoning district at 10 Preble Street to allow a 2 or 3 unit residential property and office use. The property is located at 10 Preble Street in the Urban Residential (UR) zoning district on Map 102 Lot 92.

#### ITEM 2: PUBLIC HEARING

Zoning Map Amendment: Shaw Brothers Construction Inc. is requesting to change the current zoning district from Suburban Residential to Industrial on 6 lots. The lots are located on Mosher Road on Map 31 Lots 9, 10, 11, 12, 13, and 14 in the Suburban Residential (SR) zoning district.

#### ITEM 3: PUBLIC HEARING

Land Use & Development Code Amendment: Amendment to Chapter I, Section VIII - Rural District to allow a residential garage as a principle use.

#### ITEM 4: PUBLIC HEARING:

Land Use & Development Code Amendment: Amendments to Chapter II, Section V to revise the sight distance requirements.

#### ITEM 5: PUBLIC HEARING

Contract Zone: Barry King is requesting a Contract Zone in order to allow specific commercial uses consistent with previously approved South Gorham Contract Zones on Map 6 Lots 19 and 43.1 in the Suburban Residential (SR) zoning district.

#### ITEM 6: PUBLIC HEARING

Contract Zone: Christopher Brassbridge is requesting a Contract Zone in order to allow specific commercial uses consistent with previously approved South Gorham Contract Zones on Map 6 Lot 43 in the Suburban Residential (SR) zoning district.

#### ITEM 7: PRELIMINARY 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

**ITEM 8: PRE-APPLICATION DISCUSSION**

**The Town of Gorham** is requesting Site Plan review for the construction of a new police station and a renovated fire station on the current Public Safety Building site. 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

**OTHER BUSINESS**

**ANNOUNCEMENTS**

**ADJOURNMENT**