



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

April 4, 2016 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, April 4, 2016 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 MARCH 7, 2016 MINUTES

ELECTION OF OFFICERS

COMMITTEE REPORTS

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

CHAIRMAN'S REPORT

ADMINISTRATIVE REVIEW REPORT

CONSENT AGENDA: SUBDIVISION AMENDMENT: Wayne Franklin is requesting approval for a lot line change at 3 Hidden Brook Drive. The property is located off Libby Avenue in The Crossing at Tannery Brook subdivision on Map 30 Lots 18.032 and 18.033 in the Urban Residential zoning district. The applicant's agent is Michael Roy, P.E., of SGC Engineering, LLC.

ITEM 1: PUBLIC HEARING
Land Use and Development Code: Amendment to consider a proposal to amend Chapter 7, Impact Fee refunds.

ITEM 2: PUBLIC HEARING Continued
Preliminary & Final Subdivision / Site Plan Review: Gledhill Group, LLC is requesting preliminary and final approval of Bramblewood Estates subdivision and site plan, 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) & Development Transfer Overlay (DTO) zoning districts. The applicant's agent is Dustin Roma, P.E., of D. M. Roma Consulting Engineers.

ITEM 3: PUBLIC HEARING
Wireless Telecommunications Review: Portland Cellular Partnership d/b/a/Verizon Wireless (VzW) is requesting approval of a wireless telecommunication facility and equipment shelter. The property is located off New Portland Road on Map 29 Lot 11 in the Industrial (I) zoning district. The applicant's agent is Joshua Lanzetta, Esq., of McLane Middleton, Professional Associates.

ITEM 4: PUBLIC HEARING
Site Plan Review: 17 Laurence LLC is requesting approval to add two commercial use buildings (8,970 sf & 8,190 sf) and associated parking at 17 Laurence Drive, Lot O of the Gorham Industrial Park. The property is located on Map 12 Lot 18.001 in the Industrial (I) zoning district. The applicant's agent is Shawn Frank, P.E., of Sebago Technics.

ITEM 5: PUBLIC HEARING

Site Plan/Gravel Pit Amendment: Shaw Brothers is requesting approval to split land out of the existing gravel pit lot and site plan approval to expand the aggregate handling area, stockyard and laydown areas. The properties are located at 351, 355, 359 and 363 Mosher Road on Map 31 Lots 9 through 15 and Map 34 Lots 9 and 15.001 in the Industrial (I) zoning district. The applicant's agent is Shawn Frank, P.E., of Sebago Technics.

ITEM 6: PUBLIC HEARING

Subdivision & Site Plan: PTG Investment Trust is requesting approval of 3 single-family condominium units and 2 commercial units with 2nd floor apartments off Main Street and Garden Avenue. The property is located on Map 109 Lot 11 in the Urban Residential (UR) and Office-Residential (OR) zoning districts. The applicant's agent is Andrew Morrell, P.E., of BH2M.

ITEM 7: SUBDIVISION & PRIVATE WAY REVIEW

Cole Family Subdivision & Private Way Amendment: Dean & Dale Cole are requesting approval for two additional lots from lot 1 and to upgrade the existing private way with an extension to meet current standards. The property is located on Map 92 Lots 29.002-29.006 in the Suburban Residential (SR) zoning district. The applicants' agent is Charles L. Brown, P.L.S., of Sebago Technics.

ITEM 8: SUBDIVISION REVIEW

Wilson Field Subdivision: Jim and Sharon Gregoire are requesting approval of a 6-lot subdivision with access from Snowberry Lane and Brackett Road. The property is located off Brackett Road on Map 28 Lot 7.001 & 7.002 in the Rural (R) and Manufactured Housing (MH) zoning districts. The applicants' agent is William Thompson, P.M., of BH2M.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

<p>PLANNING BOARD RULES: 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 by consent of the majority of Board members present.</p>
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