



# Town of Gorham Planning Department

David C.M. Galbraith, *Zoning Administrator*  
[dgalbraith@gorham.me.us](mailto:dgalbraith@gorham.me.us)

Thomas M. Poirier, *Town Planner*  
[tpoirier@gorham.me.us](mailto: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

October 3, 2016

The Gorham Planning Board will hold a regular meeting on Monday, October 3, 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 SEPTEMBER 12, 2016 MINUTES

#### COMMITTEE REPORTS

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

#### CHAIRMAN'S REPORT

#### ADMINISTRATIVE REVIEW REPORT

##### CONSENT PRIVATE WAY

**AGENDA:** Freeman & Sharlene Richardson are requesting approval of a private way to service two new lots and the existing family home at 220 Burnham Road. The property is located on Map 1 Lot 1 in the Rural (R) & Manufactured Housing (MH) zoning districts. The applicants' agent is Tom Greer, P.E. of Pinkham & Greer.

##### SITE PLAN

John Woods is requesting approval to construct an additional 36,500 square feet of gravel surface and two concrete block retaining walls at 21 Cyr Drive. The property is located on Map 29 Lot 2.007 in the Industrial zoning district. The applicant's agent is Melissa C. Archbell, P.E., of St. Germain-Collins.

##### SUBDIVISION AMENDMENT:

John Woods is requesting to revise the maximum allowed impervious area table for lot #7 and amending plan note #33 on the New Portland Parkway Subdivision plan located off New Portland Road and Libby Avenue in the Industrial (I) zoning district and the Black Brook and Brackett Road Special Protection District on Map 29 Lot 2.

##### ITEM 1: PUBLIC HEARING

Contract Zone Request Railroad Avenue LLC is requesting a Contract Zone Agreement to develop a mixed use building with a maximum building height of 80'. The property is located at 17 Railroad Avenue on Map 103, Lot 81 in the Urban Commercial (UC) zoning district. The applicant's agent is Owens McCullough, P.E., of Sebago Technics.

##### ITEM 2: PUBLIC HEARING

Site Plan Review: Great Falls Construction Inc. is requesting site plan approval for a 5 story, 20,000 square foot multi-use building at 17 Railroad Avenue, having a first level bowling facility with food and beverage services; first level commercial/retail space; recreation space; and studio, 1 and 2 bedroom apartments with associated parking. The property is located at 17 Railroad Avenue on Map 103 Lot 81 in the Urban Commercial (UC) zoning district. The applicant's agent is Owens McCullough, P.E. of Sebago Technics.

**ITEM 3: PUBLIC HEARING**

**Subdivision/Site Plan Review: Susan Duchaine, Inc.** is requesting approval of Ward Hill Condominiums (originally Snowbird II), a 14-unit condominium project. The property is located at 346 Main Street on Map 108 Lot 4 & a portion of Map 108 Lot 3 in the Office Residential/Urban Residential (OR/UR) zoning districts. The applicant's agent is Andrew Morrell, P.E. of BH2M.

**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 by consent of the majority of Board members present.</p>
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