



# 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

September 12, 2016

The Gorham Planning Board will hold a regular meeting on Monday, September 12, 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 AUGUST 1, 2016 MINUTES

#### COMMITTEE REPORTS

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

#### CHAIRMAN'S REPORT

#### ADMINISTRATIVE REVIEW REPORT

##### ITEM 1: PUBLIC HEARING

**Land Use and Development Code Amendment:** Amendment to allow the rezoning of 5 properties on the right side of Shaws Mill Road from Suburban Residential to Roadside Commercial. The properties are located on Map 77 Lots 14 through 14.004.

##### ITEM 2: PUBLIC HEARING

**Land Use and Development Code Amendment:** Amendment to Chapter I, Zoning Regulations, Section V, Definitions regarding home occupations.

##### ITEM 3: PUBLIC HEARING

**Final Approval Subdivision and Site Plan: STJ, Inc.** is requesting approval of Brackett Brook Condominiums, consisting of six duplex buildings, plus an existing duplex, for a total of 14 units in 7 buildings. The property is located on 3.45 acres off 210 Huston Road on Map 111 Lot 46 in the Urban Residential (UR) and Manufactured Housing (MH) zoning districts. The applicant's agent is Shawn Frank, P.E., of Sebago Technics.

##### ITEM 4: SUBDIVISION REVIEW

**Normand Berube Builders** is requesting approval of a 7-lot subdivision on approximately 17.67 acres. The property is located off Shiers Meadow Drive on Map 4 Lot 4.001 in the Rural (R) zoning district. The applicant's agent is Andrew Morrell, P.E. of BH2M

##### ITEM 5: SUBDIVISION REVIEW

**W. W. Wood Properties, LLC** is requesting preliminary approval of Norlek Heights Subdivision, an 11-lot subdivision and a single-lot private way. The property is located off Dingley Spring Road on Map 75 Lot 9 in the Suburban Residential-Manufactured Housing (SR-MH) zoning districts. The applicant's agent is Mark Carpenter, PLS of Nadeau Land Surveys

##### ITEM 6: PRE-APPLICATION DISCUSSION

**Subdivision Review: STJ, Inc** is requesting the Planning Board's comments on a sketch plan for Jane's Woods, a 9-lot subdivision, with a public road and a private way on 14.94

acres. The property is located between Files Road and Line Road on Map 74 Lot 4 in the Suburban Residential (SR) zoning district. The applicant's agent is Andrew Morrell, P.E. of BH2M.

**ITEM 7: PRE-APPLICATION DISCUSSION**

**Subdivision Review: Greg McCormack** is requesting the Planning Board's comments on a sketch plan for Maplewood Drive Subdivision, a 6-lot subdivision, with a previously approved private way (Deerfield Drive) on 5.08 acres. The property is located at the end of Maplewood Drive on Map 104 Lots 10.003, 23 & 30 in the Urban Residential (UR) zoning district. 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>
--