



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

September 14, 2015 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, September 14, 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 AUGUST 3, 2015 MINUTES

COMMITTEE REPORTS

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

CHAIRMAN'S REPORT

ADMINISTRATIVE REVIEW REPORT

CONSENT AGENDA

PRIVATE WAY AMENDMENT: Sam Strumph, Sr. is requesting approval to shorten Betty Lou Drive private way right-of-way by 5'. The private way is located off North Street on Map 63 Lot 20.001 in the Rural (R) zoning district. The applicant's agent is Andrew Morrell, P.E., of BH2M.

SUBDIVISION AMENDMENT: Jonathan and Beth Edwards are requesting approval for a lot line change between South Woods and Village Woods subdivisions. The properties are located at 9 Sunrise Lane on Map 106 Lot 29.004 and 3 Oak Wood Drive on Map 25 Lot 1.009 in the Urban Residential (UR) zoning district. The applicants' agent is Keith Nicely of Maine Real Estate Network.

ITEM 1: PUBLIC HEARING

Site Plan Amendment: DDI/Susan Duchaine is requesting approval for expanded office space and a 48' x 60' garage for Design Dwellings Inc.'s corporate office. The property is located at 166 Narragansett Street on Map 39 Lot 44 in the Narragansett Development District. The applicant's agent is Andrew Morrell, P.E., of BH2M.

ITEM 2: PUBLIC HEARING

Land Use & Development Code Amendment: Amendment to establish a Conditional Multi-Use zone for the McLellan/Sampson House. The property is located at 77 South Street on Map 106 Lot 47 in the Urban Residential (UR) zoning district.

ITEM 3: PUBLIC HEARING

Land Use & Development Code Amendment: Amendment to Chapter II, Section III (Signs) of the Land Use & Development Code, to allow an off-premises sign and dimensional variation in limited situations in Gorham Village.

ITEM 4: PUBLIC HEARING

Site Plan Amendment: Casco Federal Credit Union is requesting approval for the construction of a new credit union with drive-through lanes and associated parking. The property is located at 393 Ossipee Trail on Map 77 Lot 15 in the Roadside Commercial (RC) zoning district. The applicant's agent is Will Conway, PE of Sebago Technics.

ITEM 5: PUBLIC HEARING

Site Plan Amendment – Master Sign Plan: 109 Main Street: Jon Smith of JCS4, LLC, is requesting approval of the Master Sign Plan for 109 Main Street utilizing the Village Shared Entrance sign format. The property is located on the corner of Main Street and New Portland Road in front of Hannaford's Super Market on Map 102 Lots 153 & 155 in the Urban Commercial (UC) zoning district.

ITEM 6: PUBLIC HEARING

Site Plan Amendment: USM is requesting approval to renovate the existing softball fields in the northeasterly corner of the USM campus. The property is located at 37 College Avenue on Map 40 Lots 17-18 in the Urban Residential (UR) zoning district. The applicant's agent is Frank Crabtree, P.E., of Harriman Architects & Engineers.

ITEM 7: DISCUSSION:

Contract Zone & Sketch Plan: Sebago Brewing Company is requesting approval of a Contract Zone and Site Plan Amendment to allow a production facility, events center and restaurant, with reduced setbacks and parking in front of property located at Mosher Road (Rt 237) and lower Main Street (Rt 25), on Map 32 L24.101-105 in the Commercial Office (CO) zoning district. The applicant's agent is Andrew Morrell, P.E., of BH2M.

ITEM 8: PRE-APPLICATION DISCUSSION

Sketch Plan: Bramblewood LLC is requesting approval of Glenwater Village Subdivision with 18-20 single family lots and up to 20 multi-family dwelling units. The property is located off Glenwood Avenue on Map 99 Lot 61 and off Water Street on Map 101 Lot 21 in the Urban Residential (UR) and Development Transfer Overlay (DTO) zoning districts. The applicant's agent is Dustin Roma, P.E., of Milone and MacBroom, Inc.

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 for just cause by consent of the majority of Board members present.</p>
