

# Town of Gorham

MUNICIPAL CENTER  
270 MAIN STREET  
GORHAM, ME 04038-1382

Tel. 207-839-5040  
Fax: 207-839-7711  
[www.gorham-me.org](http://www.gorham-me.org)



**DEBORAH F. FOSSUM**  
Director of Planning & Zoning  
[dfossum@gorham.me.us](mailto:dfossum@gorham.me.us)

**AARON D. SHIELDS**  
Assistant Planner  
[ashields@gorham.me.us](mailto:ashields@gorham.me.us)

**Thomas M. POIRIER**  
Compliance Manager  
[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)

## GORHAM PLANNING BOARD

March 6, 2006

### AGENDA RESULTS

1. **APPROVAL OF MINUTES: JANUARY 30, 2006 and FEBRUARY 6, 2006**  
**APPROVED**

---

2. **SITE PLAN – “RESIDENCE HALL” / “PARKING EXPANSION” – off COLLEGE AVENUE – by UNIVERSITY OF MAINE SYSTEM/UNIVERSITY OF SOUTHERN MAINE**  
**PUBLIC HEARING**  
Request for final approval of a 5-story, 296-bed residence hall, located off Husky Drive and a 193 space parking lot expansion of the Dickey-Woods Towers parking lot on the Gorham Campus of the University of Southern Maine. Zoned UR; Tax Maps 40/Lots 13-18; 41/35-36; 101/6-8; 102/1-3; 102/75; & 105/36.  
**APPROVED w/Conditions**

---

3. **FINAL SUBDIVISION / SITE PLAN – “VILLAGE GREEN CONDOMINIUMS” / “TOWN COMMON” – off LIBBY AVENUE - by GORHAM VILLAGE GREEN, LLC [LESTER S. BERRY, & JOHN LaPOINTE, MEMBERS]**  
**PUBLIC HEARING**  
Request for final approval of a 10-unit residential condominium development on 5.77 acres off Libby Avenue. Zoned OR; M109/L10.005.  
**APPROVED w/Conditions**

---

4. **FINAL SUBDIVISION / PRIVATE WAY PLAN – “SHIERS MEADOWS” / “SHIERS MEADOWS DRIVE” – 133 COUNTY ROAD – by RICHARD R. & CONSTANCE M. SHIERS**  
Request for a final approval of a 3-lot residential subdivision and private way on 5.10 acres off County Road. Zoned R; M4/L4.001.  
**APPROVED w/Conditions**

---

5. **PRELIMINARY SUBDIVISION / SITE PLAN / SITE PLAN AMENDMENT – “STARGAZER” / “GROWING YEARS DAYCARE” / “HANSEN’S FARM MARKET” – 74 COUNTY ROAD – by HANS C. HANSEN, INC.**  
Request for preliminary approval of a 7-lot subdivision creating 6 residential lots and 1 non-residential lot on 23.8 acres off County Road; and discussion of a site plan for a childcare center on Unit #1 of Lot #1, and an amendment to the existing store on Unit #2 of Lot #1. Zoned R/SR; M3/L22.  
**DISCUSSED & POSTPONED**

---

6. **PRELIMINARY & FINAL SUBDIVISION PLAN – “TWIN APPLES” – 746 FORT HILL ROAD – by LINCOLN P. & SUSAN C. GILMAN**  
Request for preliminary & final approval of a 3-lot residential subdivision on 6.28 acres off Fort Hill Road. Zoned R-MH; M84/L17.002.  
**POSTPONED at Applicant’s Request**

---

7. **PRE-APPLICATION: SITE PLAN - “BEVERAGE DISTRIBUTION FACILITY” – 615 MAIN STREET - by NAPPI DISTRIBUTORS.**  
Discussion of a proposal for a 135,000 sq ft. warehouse and distribution facility on 22+/- acres off Main Street on land of Merriman. Zoned RC; M32/L13.  
**DISCUSSED**

---

8. **PRE-APPLICATION: SITE PLAN - “SUBWAY SHOP” – 109 MAIN STREET – by SUB BUILDERS, INC.**  
Discussion of a proposal for a 1,653 sq. ft. restaurant with 12 parking spaces on .24 acres off Main Street on land of 109 Main, LLC. Zoned UC; M102/L153.  
**DISCUSSED**

---

9. **PRE-APPLICATION CONFERENCE: SUBDIVISION / PRIVATE WAY – 67 WESCOTT ROAD – by DENNIS W. & JOANN F. MORTON**  
Discussion of a proposal for a 2-lot residential subdivision and private way on 4.91 acres off Wescott Road. Zoned SR-MH; M87/L9.  
**DISCUSSED**

---

10. **ADJOURNMENT – 10:15pm**