

Town of Gorham

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GORHAM PLANNING BOARD

June 5, 2006

AGENDA RESULTS

6:30 pm Workshop:

1. **PRE-APPLICATION CONFERENCE: PRIVATE WAY PLAN – “FEARON FARM ROAD” - off WARD HILL ROAD - by PAUL S. FEARON, JR.**
Presentation of a proposal for a 197' private way to serve 1 lot, Zoned R; M68/L2.003.
DISCUSSED

7:00 pm Regular Meeting

1. **APPROVAL OF THE MAY 1, 2006, AND MAY 15, 2006, MINUTES.**
APPROVED
2. **COMMITTEE REPORTS**
 - A. **PRIVATE WAY COMMITTEE – NO REPORT**
 - B. **ORDINANCE COMMITTEE – REPORTED by Susan Robie**
 - C. **SIGN ORDINANCE COMMITTEE – REPORTED by Douglas Boyce**
3. **CONSENT AGENDA**
 - A. **PRIVATE WAY PLAN AMENDMENT – “KAYLA WAY” – off MIDDLE JAM ROAD – by SCOTT & DIANNE ANDERSON AND KEITH KELLEY.**
Request for approval for plan amendment to serve one additional lot. Zoned SR; M97/L3
APPROVED w/Conditions
4. **AMENDMENT TO THE LAND USE & DEVELOPMENT CODE – BASE & FINAL PAVING.**
PUBLIC HEARING
Proposed amendment to Chapter II, Section V, Subsection G, 4), h) and to “Table 2 - Minimum Standards and Dimensions” under Chapter II, Section V of the Gorham Land Use and Development Code amending the requirements for the application of base pavement and final surface pavement and adding “approved super-pave” as an allowed base course.
RECOMMENDED to Town Council for Acceptance
5. **GRAVEL PIT AMENDMENT – “PARSONS PIT” – off FARRINGTON ROAD – by R.J. GRONDIN & SONS.**
PUBLIC HEARING –
Request for approval of amendments to the Phasing plan & Conditions of Approval for the Parsons Pit relative to the relocation of Farrington Road. Zoned R-SZ; Maps 79/Lots 4; 62/1,10 & 18-20; 63/3 & 3.001.
APPROVED w/Conditions
6. **PIT RECLAMATION / FINAL SUBDIVISION PLAN – “HAMLIN PIT” / “BROOKSIDE ESTATES SD” / “WINDING BROOK WAY” - off 100 PLUMMER ROAD – by LEAVITT EARTHWORKS CO., INC.**
PUBLIC HEARING – Request for final approval of an amended pit reclamation plan and a 7-lot residential subdivision with an 850' road on 28.90 acres. Zoned R-SZ; M86/L10.
APPROVED w/Conditions
7. **FINAL SUBDIVISION PLAN – “GERRY’S WAY SD” / “GERRY’S WAY” – off SOUTH STREET - by LEO J. KILEY.** Request for final approval of an 11-lot residential, cluster subdivision with 10 new lots and a 1200' rural access road on 26 acres, on land of Gerry. Zoned R; M5/L21.
APPROVED Final w/Conditions
8. **PRELIMINARY & FINAL SUBDIVISION PLAN – “TWIN APPLES SD” – off 746 FORT HILL ROAD - by LINCOLN & SUSAN C. GILMAN dba GILMAN PROPERTIES.** Request for preliminary and final approval of a 3-lot residential subdivision on 6.28 acres with access onto Fort Hill Road. Zoned R-MH; M84/L17.002.
APPROVED Preliminary & Final w/Conditions
9. **PRELIMINARY SUBDIVISION / SITE PLAN / SITE PLAN AMENDMENT – “STARGAZER SD” / “BLUE LEDGE ROAD” / “GROWING YEARS DAYCARE” / “HANSEN’S FARM MARKET” – 74 COUNTY ROAD – by HANS C. HANSEN, INC.** Request for preliminary approval of a 7-lot residential subdivision creating 6 residential lots and 1 non-residential lot on 23.8 acres with a 1,025' 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.
APPROVED Preliminary Subdivision
10. **PRELIMINARY SUBDIVISION PLAN – “THE CROSSING SD” / “OLD DYNAMITE WAY” / “HIDDEN BROOK DRIVE” – off GRAY ROAD – by MJF DEVELOPMENT GROUP, LLC, MICHAEL J. FERRANTE, MEMBER.** Request for preliminary approval of a 25-lot residential subdivision with two roads on 21.6 acres off Gray Road. Zoned UR; M30/L18.
DISCUSSED & TABLED until ready to return
11. **SITE PLAN – “NAPPI DISTRIBUTORS” – off 615 MAIN STREET – by NAPPI DISTRIBUTORS.** Request for discussion of a 141,836 sq. ft. warehouse and administration facility on 25+/- acres on land of Merriman. Zoned RC; M32/L13.
DISCUSSED
12. **ADJOURNMENT – 11:01 PM [next meeting will be July 10, 2006]**