



GORHAM PLANNING BOARD
May 7, 2007

AGENDA RESULTS

1. APPROVAL OF THE APRIL 2, 2007, MINUTES
APPROVED

2. COMMITTEE REPORTS
Ordinance Review Committee – Reported by Susan Robie
Sign Ordinance Sub-Committee – Reported by Susan Robie
Private Way Sub-Committee – No Report

3. ZONING MAP AMENDMENT – 359A MOSHER ROAD - by NORMAN K. RICHARDSON
PUBLIC HEARING
Proposed amendments to the Land Use and Development Code, Chapter I, Zoning, Section VII Suburban Residential District, Subsection E. Performance Standards, 2., Rural Entrepreneurial Uses to allow outside non-residential entrepreneurial activities, subject to Planning Board review and approval.
RECOMMENDED TO TOWN COUNCIL FOR ADOPTION

4. ZONING MAP AMENDMENT – ROUTE 25/MAIN STREET – by GRONDIN PROPERTIES, LLC,
KENNETH GRONDIN, MEMBER **PUBLIC HEARING**
Proposed amendment to the Official Zoning Map to rezone land along Route 25 between the Westbrook Town Line and Crockett Interiors in the Grondin Commercial Subdivision, from Industrial to Roadside Commercial. Map 12 / Lots 26.007 & 26.008.
RECOMMENDED TO TOWN COUNCIL FOR ADOPTION

5. SITE PLAN – “K.L. JACK INDUSTRIAL FASTENERS” - 11 JENNA DRIVE – by K.L. JACK & CO., INC.
PUBLIC HEARING
Request for approval of a site plan for a 14,400 sq. ft. office and warehouse facility in the New Portland Parkway subdivision on land of JIF Management of Maine, LLC. Zoned Industrial & Black Brook and Brackett Road Special Protection Overlay District; M29/L2.002.
APPROVED with Conditions

6. SUBDIVISION AMENDMENT - NEW PORTLAND PARKWAY INDUSTRIAL SUBDIVISION –
NEW PORTLAND RD & LIBBY AVE -TAX MAP 29/LOT 2
Request to amend Lot 2’s impervious area, septic field location, and wetland impacts along with adding a 10’by 10’ drainage easement to Lot 3. Zoned Industrial & Black Brook and Brackett Road Special Protection Overlay District; M29/L2
APPROVED with Conditions

7. SUBDIVISION AMENDMENT – HARDING BRIDGE FARMS SUBDIVISION PHASE I & II –
HARDING BRIDGE ROAD - TAX MAP 50/LOT 24
Request to amend Plan Note 16 to allow development of a 2 unit condominium / duplex on Lot 24. Zoned Suburban Residential District; M50/L24.
APPROVED with Conditions

8. PRELIMINARY SUBDIVISION – OLDE CANAL BUSINESS PARK - off ROUTE 237/MOSHER ROAD -
by GRONDIN PROPERTIES, LLC [KENNETH & PHILIP GRONDIN, JR., MEMBERS]
Request for preliminary plan approval of a proposed 9-lot commercial/industrial subdivision on 56+/- acres on land of Rines. Zoned Industrial; Tax Map 34/Lot 3
DISCUSSED

9. SCHEDULE OPTIONAL MEETING IF NEEDED
NO MEETING SCHEDULED

10. ADJOURNMENT
