

# Town of Gorham

MUNICIPAL CENTER  
75 SOUTH STREET, SUITE 1  
GORHAM, ME 04038-1713

Tel.: 207-222-1620  
Fax: 207-839-7711  
www.gorham-me.org



PLANNING DEPARTMENT  
ROOM 251

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

Thomas M. POIRIER  
Assistant Town Planner  
[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)

## GORHAM PLANNING BOARD

June 1, 2009

### RESULTS

1. APPROVAL OF THE MAY 18, 2009 MINUTES  
APPROVED
2. COMMITTEE REPORTS
  - A. Ordinance Review Committee - NO REPORT
  - B. Sign Ordinance Sub-Committee NO REPORT
  - C. Streets and Ways Sub-Committee NO REPORT
3. ADMINISTRATIVE REVIEW REPORT - REPORTED BY TOWN PLANNER
4. CONSENT AGENDA  
JED ASSETS, LLC -- MASTER SIGN PLAN -- 8 ELM STREET  
Request for approval of a Master Sign Plan at 8 Elm Street. Zoned UC (M102 / L161).  
APPROVED w/CONDITIONS OF APPROVAL
5. PUBLIC HEARING (continued)  
SITE PLAN/SPECIAL EXCEPTION - GORHAM ELEMENTARY SCHOOL -- OFF SEBAGO LAKE ROAD -- BY GORHAM SCHOOL DEPARTMENT.  
Request for Site Plan & Special Exception approval of a 550 student elementary school on the Stevens Farm off Sebago Lake Road with associated site improvements. (Zoned Rural and Suburban Residential; Map 53 / Lot 38 and Map 71 / Lot 1)  
CONTINUED AT APPLICANT'S REQUEST TO SECOND JUNE MEETING IF ONE IS SCHEDULED OR TO REGULAR MEETING ON JULY 6, 2009
6. PUBLIC HEARING  
AMENDMENT TO MINERAL EXTRACTION PERMIT APPLICATION -- BY SHAW BROTHERS CONTRUCTION, INC. -- "BRICKYARD QUARRY" - REVIEW OF A HYDROGEOLOGICAL STUDY  
Request for approval of an amendment to the Mineral Extraction Permit application for the Brickyard Quarry for review of a hydrogeological study submitted by Shaw Brothers Construction, Inc. (Zoned Industrial, Map 31 / Lots 12 -15).  
APPROVED w/CONDITIONS OF APPROVAL
7. PUBLIC HEARING  
GRAVEL PIT AMENDMENT -- GORDON SAND & GRAVEL, INC. -- "GORDON PIT"  
Request for approval of a Gravel Pit Amendment to revise the setback along the westerly portion of the site. Zoned Rural-Shoreland Protection Zoning (M86/L11).  
NOT HEARD DUE TO OBSERVANCE OF 10:00 O'CLOCK RULE

**8. PUBLIC HEARING – PROPOSED AMENDMENTS TO CHAPTERS I, II, AND IV OF THE GORHAM LAND USE AND DEVELOPMENT CODE TO ADD “BED AND BREAKFAST, BED AND BREAKFAST ESTABLISHMENT, BED AND BREAKFAST ESTABLISHMENT WITH PUBLIC DINING AS AN ACCESSORY USE, AND INN” AS ALLOWED USES IN VARIOUS ZONING DISTRICTS. THESE AMENDMENTS INCLUDE PERFORMANCE STANDARDS FOR THE USE.**

Proposed amendments to the Gorham Land Use and Development Code to add “Bed and Breakfast, Bed and Breakfast Establishment, Bed and Breakfast Establishment with Public Dining As An Accessory Use, and Inn” as allowed uses in the following Zoning Districts: Chapter I, Section VI - Urban Residential, VII - Suburban Residential, VIII - Rural, IX Village Centers District, Subsections 1 - Little Falls Village Center, and 2 - Gorham Village Center, Section X - Urban Commercial, XI - Roadside Commercial, XIII – Commercial Office, Section XIV – Office Residential and XVI - Narragansett Development District. Depending on the type of facility, these uses would fall under the home occupation, permitted use or special exception standards of the Districts within which they are located. Additional amendments are proposed to Chapter I, Section V – Definitions; Chapter II, General Standards of Performance, Section II, Parking Loading and Traffic, insertion of a new Section VIII – Bed and Breakfast Facilities (Bed & Breakfast, Bed & Breakfast Establishment, Bed & Breakfast Establishment with public dining facilities, and Inn), with the current Sections VIII, IX, and X being renumbered IX, X, and XI; and Chapter IV – Site Plan Review, Section II – Classification of Projects.

**NOT HEARD DUE TO OBSERVANCE OF 10:00 O’CLOCK RULE**

**9. PUBLIC HEARING  
MAJOR SITE PLAN AMENDMENT/SPECIAL EXCEPTION –74 COUNTY ROAD – BY BATEMAN PARTNERS, LLC.**

Request for Major Site Plan Amendment and Special Exception approval by Bateman partners, LLC in association with Mercy Hospital to upgrade Lot 1, Unit 2, Stargazer Subdivision, to accommodate a Primary Care/Quick-Care medical facility with associated site improvements. (Zoned Urban Residential; Map 3 / Lot 22.402).

**NOT HEARD DUE TO OBSERVANCE OF 10:00 O’CLOCK RULE**

**10. SUBDIVISION AMENDMENT-FARVIEW ACRES/MAJOR SITE PLAN -VISTA PARK CONDOMINIUM/- MAJOR SITE PLAN -VISTA PARK CONDOMINIUM – UNIT 5/- BY DESIGN DWELLINGS**

Request for approval of an amendment to the Fairview Acres Subdivision to create two new lots and review of a Major Site Plan application for the development of a 5-unit commercial/office condominium (Vista Park Condominium) to include 12,600 square feet of office space and 3200 square feet of retail with associated access drives and parking, and a Major Site Plan application for the construction of Building 5/Unit 5, a 3100 square foot office building. Zoned CO (M32 / L24.001).

**NOT HEARD DUE TO OBSERVANCE OF 10:00 O’CLOCK RULE**

**11. SUBDIVISION AMENDMENT/PRIVATE WAY APPROVAL -“FAIRFIELD ESTATES”/“COPPERHEAD DRIVE” – BY CHRIS DUCHAINE**

Request for approval of a proposed amendment to Lot 2 of the Fairfield Estates Subdivision Plan to create 3 new lots and approval of a private way plan for Copperhead Drive to access the three new lots. Zoned R, SR, SZ (M79 / L3/4).

**NOT HEARD DUE TO OBSERVANCE OF 10:00 O’CLOCK RULE**

**12, SCHEDULE NEXT MEETING – JUNE 22, 2009**

**13. ADJOURNMENT – 11:29 P.M.**