

# Town of Gorham

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PLANNING DEPARTMENT  
ROOM 251

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## GORHAM PLANNING BOARD

July 20, 2009

### RESULTS

1. **APPROVAL OF THE JUNE 22, 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**
  - A. **GILBERT, DONALD - PRIVATE WAY AMENDMENT – BLUEBERRY LANE**  
Request for approval to amend the private way plan to serve only one lot. Zoned SR- Map 97 / Lot 2.  
**APPROVED w/CONDITIONS**
  
5. **PUBLIC HEARING**  
**SUBDIVISION AMENDMENT-FAIRVIEW ACRES/ MAJOR SITE PLAN -VISTA PARK**  
**CONDOMINIUM MAJOR SITE PLAN -VISTA PARK CONDOMINIUM – UNIT 5/ – BY DESIGN**  
**DWELLINGS**  
Request for final approval of an amendment to the Fairview Acres Subdivision to create two new lots and final approval 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 3,200 square feet of retail with associated access drives and parking, and final approval of a Major Site Plan application for the construction of Building 5/Unit 5, a 3,150 square foot office building. Zoned Commercial Office; Map 32 / Lot 24.001.  
**APPROVED SUBDIVISION AMENDMENT, CONDOMINIUM MAJOR SITE PLAN AND SITE PLAN/BUILDING 5 - UNIT 5 w/CONDITIONS**
  
6. **SUBDIVISION AMENDMENT/PRIVATE WAY –“FAIRFIELD WOODS” / ”COPPERHEAD ROAD” – BY CHRIS DUCHAINE**  
Request for preliminary and final approval of a proposed amendment to Lot 2 of the Fairfield Estates Subdivision Plan to create 3 new lots and approval of a 1,328’ private way (Copperhead Road). Zoned Rural, Suburban Residential, Shoreland Zoning; Map 79 / Lots 3 & 4.  
**APPROVED PRELIMINARY SUBDIVISION PLAN**
  
7. **SUBDIVISION/PRIVATE WAY –“WILDLIFE DRIVE”/”WILDLIFE DRIVE ” – BY RICHARD PEDNAULT**  
Request for preliminary approval of a 5-lot subdivision and 750’ private way (“Wildlife Drive”) located off 129 Ossipee Trail. Zoned Rural; Map 60 / Lots 1 and 1.003.  
**APPROVED PRELIMINARY SUBDIVISION PLAN**
  
8. **DISCUSSION: SUBDIVISION/SITE PLAN – HAWKES FARM CONDOMINIUMS – BY DESIGN DWELLINGS, INC.**  
Discussion on a proposal for 44 detached single-family residential condominium units on 13.05 acres off Main Street. Zoned Office Residential; Map 26 / Lots 13 & 13.002.  
**DISCUSSED**

9. **DISCUSSION: SUBDIVISION/SITE PLAN – WINSLOW ROAD SUBDIVISION – BY STJ, INC.**

Discussion on a request for a 6-lot subdivision and road on 12.35 acres off Winslow Road near Route 237.  
Zoned Rural; Map 70 / Lot 22.

**DISCUSSED**

10. **SCHEDULE NEXT MEETING - AUGUST 10, 2009**

11. **ADJOURNMENT – 10:18 p.m..**