



Town of Gorham
PLANNING BOARD WORKSHOP NOTES
OCTOBER 1, 2012

A workshop meeting of the Gorham Planning Board was held on Monday, October 1, 2012, at 6:30 p.m. in the Municipal Center Council Chambers, 75 South Street, Gorham, Maine.

The Chairman called the workshop to order at 6:30 p.m. The Clerk called the roll, noting that George Fox and Thomas Hughes were absent. Also present were Town Planner Thomas Poirier and Planning Board Clerk Barbara Skinner.

REVIEW SEPTEMBER 10, 2012 WORKSHOP NOTES

There were no comments or corrections to the September 10, 2012 Workshop Notes.

ITEM 1 **PRE-APPLICATION DISCUSSION** - Justin Dearborn request for approval of an amendment to the 2006 originally approved subdivision for Davis Farm Estates and private way from 14 lots to 4 lots with private way, located off Davis Annex and Flaggy Meadow Road, Map 38, Lot 3, Suburban Residential zoning district.

Mr. Poirier said that the applicant was approved in 2006 for a 14-lot subdivision which required public water being extended to the development, as well as the completion of improvements to Davis Annex Road. At this time the applicant would like to come forward with an amendment reducing the number of lots to 4, consisting of 3 small lots and one large lot being owned by the applicants, Justin and Kelly Dearborn. However, before the applicant can move forward, it is asking the Board to determine if the public water extension originally required in 2006 still needs to be extended to the project or if that requirement can be waived. Mr. Poirier said that the applicant's engineer has provided test pit information along Davis Annex to determine the amount of ledge and has recalculated the water extension calculations for the potential 13-lot full buildout of the subdivision. In addition, the applicant feels that if public water is no longer needed for the project, the originally required improvements to Davis Annex would also be reduced.

Andy Morrell, BH2M, came to the podium on behalf of the applicant. In reply to a question from Mr. Zelmanow, Mr. Morrell said that the construction index factor, part of the Town's calculation process, has changed and the ledge analysis has changed along Davis Annex. In response to Mr. Hickey, Mr. Morrell said the applicant has no intention of developing the 4th lot and is willing to put a condition on the parcel that no further subdivision of the lot is permitted.

Mr. Poirier said that staff has looked at the applicant's numbers and confirmed roughly 1600 feet of water main in the existing street, and if only 200 feet are added for ledge trench that would kick them out of the public water requirement. Mr. Morrell said that the test pit results show that the majority of ledge is found within 10 to 18 inches below grade, which means if the water main

has 4-1/2 feet of cover, digging has to be down 5-1/2 feet, so it is well over 4 feet at every linear foot of trench of blasted ledge. To accumulate that over some 2400 linear feet of trench would be a significant volume of ledge. Mr. Hickey asked for a rough estimate of how many yards of ledge are anticipated.

The Board discussed with Mr. Morrell the calculations entered in the Cost Estimator. In reply to Ms. Shain, Mr. Poirier said that the Board can review the ledge numbers and the length and can determine that the numbers indicate that public water is more expensive than providing private water. Mr. Morrell said that the applicant has been working with the Public Works Director to see what would still be required for improving Davis Annex should public water not be required for the amended development. Mr. Zelmanow commented that the Public Works Director's input will be required as to what he would still like to see improved for David Annex should the requirement for public water be waived. Mr. Zelmanow said that if the numbers hold true and can be supported, then the requirement to extend public water can be waived and some of the Davis Annex improvements could be waived as well.

The Board adjourned at 7:03 to proceed to its regularly scheduled meeting.

Respectfully submitted,

Barbara C. Skinner, Clerk of the Board
_____, 2012