



# PLANNING DEPARTMENT

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## Gorham Planning Board Meeting October 7, 2013 RESULTS

### APPROVAL OF THE SEPTEMBER 9, MINUTES APPROVED (6 AYES, 1 ABSTAIN – ANDERSON)

- ITEM 1 PUBLIC HEARING:** (*continued from September 9, 2013*) - **Land Use & Development Amendment -** Amendments to the Gorham Land Use & Development Code pertaining to Chapter I, Section V – Definitions to add definitions for ATVs, All-Terrain Vehicle and Motocross Track and Section VIII – Rural District, (B.) Permitted Uses, #12) to add the phrase “or commercial”.\*  
**RECOMMEND TO TOWN COUNCIL FOR ADOPTION WITH PLANNING BOARD CHANGES (6 AYES, 1 NAY – SHAIN)**
- ITEM 2 PUBLIC HEARING** (*continued from September 9, 2013*) – **Site Plan Amendment** – East Coast Communications, LLC request for approval of a 3,200 square foot building expansion and revision to the existing Site Location of Development Permit to create an additional 10,890 square feet of impervious surface, located at 29 Cyr Drive, Map 29 Lot 2.008, Industrial zoning district.  
**MOVED TO CONSENT AGENDA, OCTOBER 21, 2013 PLANNING BOARD MEETING (7 AYES)**
- ITEM 3 PUBLIC HEARING - Contract Zone** - Anthony Kourinos request for a Contract Zone in order to allow specific commercial uses on Map 6, Lot 43.2 in the Suburban Residential (SR) and Stream Protection Subdistrict zoning district.  
**MOTION TO RECOMMEND ADOPTION FAILED OF APPROVAL (3 AYES, 4 NAYS – FOX, SHAIN, SUNNELL, THERIAULT)**
- ITEM 4 PUBLIC HEARING - Site Plan Review-** Martin’s Point Health Care request for approval of a 12,600 square foot medical office building with associated parking and site improvements, located at the intersection of Routes 25 and 237, Map 32 Lot 18, Roadside Commercial (RC) zoning district.  
**MOVED TO CONSENT AGENDA, OCTOBER 21, 2013 PLANNING BOARD MEETING (7 AYES)**
- ITEM 5 PUBLIC HEARING – Site Plan Amendment** - Shaw Brothers request for approval of a major site plan amendment to modify Conditions of Approval #33 (signage) and #36 (buffer) of the 2008 asphalt plant approval, located at 341 Mosher Road, Map 34 Lot 9, Industrial zoning district.  
**APPROVED 6 AYES (1 NAY – SHAIN)**
- ITEM 6 PUBLIC HEARING – Site Plan Amendment** - ODAT Realty Holdings, Inc. request for approval of a 13,600 square foot building expansion, located at 20 Sanford Drive, Map 12 Lot 33.016, Industrial zoning district.  
**MOVED TO CONSENT AGENDA, OCTOBER 21, 2013 PLANNING BOARD MEETING (7 AYES)**
- ITEM 7 SUBDIVISION AMENDMENT** - East Coast Communications, LLC and Shaw Earthworks request for approval of a Subdivision Amendment to the New Portland Parkway Subdivision located off New Portland Road and Libby Avenue in the Industrial zoning district and the Black Brook and Brackett Road Special Protection District on Map 29 Lot 2.  
**MOVED TO CONSENT AGENDA, OCTOBER 21, 2013 PLANNING BOARD MEETING (7 AYES) (TAKEN OUT OF ORDER AND HEARD AS ITEM 3)**
- ITEM 8 PRIVATE WAY REVIEW** - Alyse and Jacob Wallace request for approval of a 150’ private way (Allen Way) to serve one lot off Spiller Road, Map 82 Lot 1, the Rural zoning district.  
**APPROVED (7 AYES)**

**ITEM 9 PRIVATE WAY REVIEW** - Justin and Kelly Dearborn request for approval of a 561' private way (Cameron Way) off Davis Annex to serve two to six lots, located on Map 38 Lot 3, Suburban Residential zoning district.  
**DISCUSSED AND TABLED TO FUTURE PLANNING BOARD (7 AYES)**

**ITEM 10 PRIVATE WAY REVIEW** - Ken and Lisa Spiller request for approval of a 400' private way (Travis Way) to serve two to six lots off Buck Street, located on Map 79 Lots 15 & 15.402, Suburban Residential zoning district.  
**TABLED AT APPLICANT'S REQUEST (7 AYES)**

**OTHER BUSINESS NONE**

**ANNOUNCEMENTS NONE**

**ADJOURNMENT 10:12 P.M.**