



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING

April 7, 2014

### RESULTS

#### APPROVAL OF THE MARCH 3, 2014 MINUTES

**APPROVED (6 AYES)**

- ITEM 1 PUBLIC HEARING - Gorham Land Use and Development Code** Review amendments to Chapter I, Section V - Definitions, Section VIII - Rural District and add Chapter II, Section XIV - Dog Kennels.  
**RECOMMENDED TO TOWN COUNCIL FOR ADOPTION WITH PLANNING BOARD CHANGES (6 AYES)**
- ITEM 2 PUBLIC HEARING -Gorham Land Use and Development Code** Review amendments to Chapter II, Section V - Minimum Standards for the Design and Construction of Streets and Ways, H. Standards for Private Ways.  
**RECOMMENDED TO TOWN COUNCIL FOR ADOPTION (6 AYES)**
- ITEM 3 PUBLIC HEARING (continued from March 3, 2014) - SITE PLAN/SUBDIVISION REVIEW - Perennial Place at White Rock, JCS3, LLC (Jon and Cindy Smith)** request for approval to convert the existing White Rock School at 10 North Gorham Road into residential units for tenants 55 years or older, with associated outdoor space, landscaping and parking, located at 10 North Gorham Road, Map 89 Lot 14 and Map 92 Lot 2, Suburban Residential zoning district.  
**APPROVED BASED ON FINDINGS OF FACT AND WITH CONDITIONS OF APPROVAL (6 AYES)**
- ITEM 4 PRIVATE WAY AMENDMENT REVIEW (continued from March 3, 2014) - Angeltun Lane: Sarah Angeltun** request for an amendment to a 325' private way previously approved for the one-lot private way standards, changing the private way to the two- to six-lot private way standards, located at 101 Spiller Road, Map 79 Lot 12, Rural (R) zoning district.  
**APPROVED BASED ON FINDINGS OF FACT AND WITH CONDITIONS OF APPROVAL (6 AYES)**
- ITEM 5 SUBDIVISION REVIEW - Stonefield IV Subdivision - Gilbert Homes** request for approval of a 36-lot cluster subdivision off Ichabod Lane with a 2,900' roadway to connect to Stonefield Phases II and III and 400' dead end road to support 4 lots, located off Harding Bridge Road, Map 50 Lot 6, Rural (R) zoning district.  
**DISCUSSED, WITH SITE WALK TO BE SCHEDULED**
- ITEM 6 SUBDIVISION AMENDMENT Linwood Acres Subdivision: John and Cynthia McCormack** request for approval for a subdivision amendment to split Lot 6 into two lots, with the new lot to be accessed off Brackett Road; property location is 8 Jackie's Way, Map 28 Lot 16.006, Suburban Residential (SR) zoning district, Stream Protection subdistrict, and Black Brook & Brackett Road Special Protection district.  
**DISCUSSED AND TABLED (6 AYES)**
- ITEM 7 PRIVATE WAY AMENDMENT REVIEW - Norway Road Extension: Norman A. Martin III** request for approval of a private way amendment to Norway Road to provide a 370' extension and upgrading the private way to the seven to ten lot private way standards, located off Fort Hill Road, Map 64 Lots 5.002 and 5.003, Rural (R) zoning district.  
**DISCUSSED**

**OTHER BUSINESS NONE**

**ANNOUNCEMENTS NONE**

**ADJOURNMENT 10:00 P.M.**