



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING

July 21, 2014 - 7:00 P.M.

The Gorham Planning Board will hold a regular meeting on Monday, July 21, 2014 at 7:00 p.m. in the Burleigh H. Loveitt Council Chambers at the Gorham Municipal Center, 75 South Street, Gorham, Maine.

### RESULTS

#### APPROVAL OF THE JUNE 2, 2014 MINUTES

**APPROVED (5 AYES, THOMAS HUGHES AND RACHEL SUNNELL ABSTAINING)**

- ITEM 1:** CONSENT AGENDA - SITE PLAN REVIEW: Design Dwellings, Inc. is requesting approval of 8 single family condominiums on Lot 25 of Allen Acres Subdivision. The property is located at 43 Carnation Drive on Map 26 Lot 7.225 in the Urban Residential (UR) zoning district.  
**REMOVED FROM CONSENT AGENDA AND DISCUSSED. APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL (7 AYES)**
- ITEM 2:** PUBLIC HEARING (continued from 6/2/14) - SITE PLAN REVIEW: S.D. Warren is requesting approval to upgrade portage and car-top boat access and parking adjacent to the Presumpscot River on land owned by the Presumpscot Regional Land Trust. The property is located at the end of Tow Path Road, on Map 53, Lot 39 in the Suburban Residential and Rural District, the Shoreland Overlay District, and the Resource Protection Sub-district.  
**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL (7 AYES)**
- ITEM 3:** SITE PLAN REVIEW - Insurance Auto Auctions, Inc. (IAAI) are requesting approval for a 5.74 acre expansion of IAAI's gravel vehicle storage area with a 40-foot wide access driveway and security fence on land leased from Shawn Moody. The property is located at 9 Moody Drive off Narragansett Street on Map 19 Lot 1 & Map 39 Lot 22 in the Suburban Residential - Manufactured Housing (SR-MH) and Narragansett Development (ND) zoning districts.  
**DISCUSSED AND TABLED. (7 AYES) SITE WALK TO BE SCHEDULED.**
- ITEM 4:** FINAL SUBDIVISION REVIEW - Columbia Way Subdivision: Grondin Aggregates, LLC is requesting final approval of an 11-lot cluster subdivision. The property is located off Middle Jam Road in the former Middle Jam Pit on Map 97 Lot 31 and Map 98 Lots 1 & 6 in the Rural zoning district.  
**APPROVED WITH FINDS OF FACT AND CONDITIONS OF APPROVAL (7 AYES)**
- ITEM 5:** PRELIMINARY SUBDIVISION REVIEW - Stonefield IV Subdivision: Gilbert Homes is requesting approval of a 36-lot cluster subdivision off Ichabod Lane with a 2,900' roadway to connect to Stonefield Phases II and III and a 400' dead end road to support 4 lots. The property is located on Map 50 Lot 6 in the Rural, Shoreland Overlay, and the Resource Protection Sub-District zoning districts.  
**DISCUSSED AND TABLED (7 AYES)**
- ITEM 6:** PRELIMINARY SUBDIVISION REVIEW - Michael and Melissa Gould are requesting approval of a 4-lot subdivision off Shaws Mill Road. The property is located on Map 80 Lot 31.001 in the Suburban Residential zoning district.  
**PRELIMINARY APPROVAL (7 AYES)**

**ITEM 7:**     **ZONING AMENDMENT DISCUSSION - Gorham Land Use and Development Code:** Review amendments to Chapter I, Section V, VII, & VIII and Chapter II, Section XIV, regarding Airstrips, Runways and Landing Strips  
**DISCUSSED AND FORWARDED TO PLANNING BOARD ORDINANCE COMMITTEE.**

**ITEM 8:**     **PRE-APPLICATION DISCUSSION - LAND & BUILDINGS, LLC and WEBBCO, LLC** are proposing a seven lot cluster subdivision at 43 Clay Road. The property is located on Map 54 Lot 19.101 in the Rural zoning district.  
**DISCUSSED.**

**OTHER BUSINESS:**           **NONE**

**ANNOUNCEMENTS:**       **NONE**

**ADJOURNMENT TIME:**      **9:55 PM**