



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING

May 5, 2014

### RESULTS

#### APPROVAL OF THE APRIL 7, 2014 MINUTES

**APPROVED (5 AYES, THOMAS HUGHES ABSENT)**

**ITEM 1 PUBLIC HEARING - Gorham Land Use and Development Code.** Review amendments to Chapter I, Section V and Chapter II, Section VI regarding a Campground Overlay District.

**RECOMMENDED TO TOWN COUNCIL FOR ADOPTION WITH PLANNING BOARD CHANGES (5 AYES, THOMAS HUGHES ABSENT)**

**ITEM 2 PUBLIC HEARING - SITE PLAN REVIEW - Little Falls Recreation Facility.** Town of Gorham request for approval of improvements at the Little Falls Recreation Facility involving multipurpose fields to be constructed with associated storm water management and parking, located at 668 Gray Road, Map 52 Lot 12, Urban Residential (UR)-Manufactured Housing (MH) zoning districts.

**DISCUSSED AND TABLED WITH SITE WALK TO BE SCHEDULED**

**ITEM 3 PUBLIC HEARING - SITE PLAN AMENDMENT REVIEW - Peter A. Lyford, Inc.** request for after-the-fact approval of an 11,297 sq.ft. gravel pad and construction of a storm water treatment swale to serve the new gravel pad, located at 54 Olde Canal Way, Map 34 Lot 3.007, Industrial zoning district.

**APPROVED BASED ON FINDINGS OF FACT AND WITH CONDITIONS OF APPROVAL (5 AYES, THOMAS HUGHES ABSENT)**

**ITEM 4 SUBDIVISION AMENDMENT REVIEW - Peter A. Lyford, Inc.** request for approval of an amendment to the maximum lot development table for Lot 7 Olde Canal Business Park, 54 Olde Canal Way, Map 34 Lot 3.007, Industrial (I), Shoreland Overlay, and Resource Protection Sub-district zoning districts.

**APPROVED BASED ON FINDINGS OF FACT AND WITH CONDITIONS OF APPROVAL (5 AYES, THOMAS HUGHES ABSENT)**

**ITEM 5 PRIVATE WAY REVIEW - Whitetail Drive - John and Cindy Kennie** request for approval of a 159' private way designed to the one-lot private way standards, located off Mighty Street, Map 67 Lot 6, Rural (R) and Stream Protection Sub-district zoning districts.

**APPROVED BASED ON FINDINGS OF FACT AND WITH CONDITIONS OF APPROVAL (5 AYES, THOMAS HUGHES ABSENT)**

**ITEM 6 PRIVATE WAY REVIEW - Betty Lou Drive - Sam Strumph, Sr.** request for approval of a 153' private way designed to the one-lot private way standards. The property is located off North Street, Map 63 Lot 20, Rural (R) zoning district.

**APPROVED BASED ON FINDINGS OF FACT AND WITH CONDITIONS OF APPROVAL (5 AYES, THOMAS HUGHES ABSENT)**

**ITEM 7 PRE-APPLICATION DISCUSSION - Ridgewood II Senior Apartments – Avesta School Street, L.P.** request for approval to subdivide a 1.2 acre lot from the existing Ridgewood Apartments lot at 99 School Street to construct a 3 or 4 story building to provide 24 or 31 elderly housing apartments with associated parking, located on M101 Lot 18, Contract Zone/Urban Residential zoning district.

**DISCUSSED**

**ITEM 8 PRE-APPLICATION DISCUSSION - Berube Builders, Inc.** request for approval for a 10-lot subdivision with public water and onsite subsurface disposal systems, located off 101 Longfellow Road, Map 11 Lot 22.001, Rural-Manufactured Housing zoning district.

**DISCUSSED**

**OTHER BUSINESS                      NONE**  
**ANNOUNCEMENTS                  NONE**  
**ADJOURNMENT                        9:50 P.M.**