



# Town of Gorham Planning Department

David C.M. Galbraith, *Zoning Administrator*  
[dgalbraith@gorham.me.us](mailto:dgalbraith@gorham.me.us)

Thomas M. Poirier, *Town Planner*  
[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620 / Fax: 207-839-7711

## GORHAM PLANNING BOARD MEETING

April 6, 2015

### RESULTS

#### APPROVAL OF THE MARCH 2, 2015 MEETING MINUTES

**APPROVED (4 AYES – SCOTT HERRICK ABSENT, GEORGE FOX ABSTAINING AS NOT HAVING BEEN PRESENT AT THE MEETING)**

**ITEM 1 PUBLIC HEARING – SITE PLAN REVIEW – TOWN OF GORHAM** – request for approval of a Public Safety Facility consisting of a new 11,000 square foot police station and a renovated 18,000 square foot fire station, located at 270 Main Street, Map 26, Lot 4, Urban Residential-Office Residential zoning districts.

**APPROVED BASED ON FINDINGS OF FACT AND CONDITIONS OF APPROVAL (5 AYES, SCOTT HERRICK ABSENT)**

**ITEM 2 PUBLIC HEARING – Gorham Land Use and Development Code** - Review amendments to the Gorham Land Use & Development Code pertaining to Chapter I: Section V – Definitions to add definitions for Airstrips, Runways and Landing Strips; Section VII – Suburban Residential District, B. Permitted Uses; Section VIII – Rural District, B. Permitted Uses; a new section added to Chapter II: General Standards of Performance, titled: Section XIV -- Airstrips, Runways and Landing Strips; and to Chapter IV- Site Plan Review.

**CHAPTER II – GENERAL STANDARDS OF PERFORMANCE – SECTION XIV – AIRSTRIP – 4) Airstrip Setbacks: RECOMMENDED ADOPTION BY TOWN COUNCIL –(0 AYES, 5 NAYS, SCOTT HERRICK ABSENT)**

**CHAPTER II – GENERAL STANDARDS OF PERFORMANCE – SECTION XIV – AIRSTRIP – 14) Yearly License Fee: RECOMMENDED ADOPTION BY TOWN COUNCIL –(5 AYES, SCOTT HERRICK ABSENT).**

**ITEM 3 PUBLIC HEARING – Site Plan Amendment – Great Falls Builders** – request for approval to construct a 4-unit commercial building, concrete walkways, paved parking areas and associated storm drainage, located at 109 Main Street, Map 102, Lots 153 and 155, Urban Commercial zoning district.  
**APPROVED BASED ON FINDINGS OF FACT AND CONDITIONS OF APPROVAL (5 AYES, SCOTT HERRICK ABSENT)**

**ITEM 4 FINAL SUBDIVISION REVIEW – Peter and Kathryn Mason – 258 Main Street Subdivision** – request for approval of a Development Transfer Overlay three-lot subdivision with 4 dwelling units, located at 258 Main Street, Map 100, Lot 59, Office Residential zoning district.  
**APPROVED BASED ON FINDINGS OF FACT AND CONDITIONS OF APPROVAL (5 AYES, SCOTT HERRICK ABSENT).**

**ITEM 5 SITE PLAN AMENDMENT REVIEW – DDI/SUSAN DUCHAINE** – request for approval for expanded office space and additional maintenance and storage area for Design Dwelling Inc.'s corporate office, located at 166 Narragansett Street, Map 39, Lots 43 and 44, Narragansett Development district.  
**DISCUSSED AND TABLED TO FUTURE MEETING (5 AYES, SCOTT HERRICK ABSENT); SITE WALK TO BE SCHEDULED.**

**ITEM 6 DISCUSSION – Gorham Land Use and Development Code** – Amendment to Chapter II, Section IV – Residential; Subsection C, Accessory Apartments, C, to allow Accessory Apartments to contain up to a maximum of 1,000 square feet instead of a maximum of 660 square as currently allowed.  
**DISCUSSED AND SENT TO PLANNING BOARD ORDINANCE SUBCOMMITTEE FOR REVIEW AND RECOMMENDATIONS (5 AYES, SCOTT HERRICK ABSENT)**

**OTHER BUSINESS NONE**

**ANNOUNCEMENTS NONE**

**ADJOURNMENT– 10:00 P.M.**