



# Town of Gorham Planning Department

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## GORHAM PLANNING BOARD MEETING February 9, 2015 (Re-scheduled from February 2, 2015) RESULTS

### APPROVAL OF THE JANUARY 5, 2015 MEETING MINUTES

**APPROVED (5 AYES – EDWARD ZELMANOW AND THOMAS HUGHES ABSENT)**

**ITEM 1 PUBLIC HEARING – Continued from September 8, 2014: Site Plan Review – Town of Gorham** request for approval of proposed recreational improvements for the Chick Property Athletic Fields to construct a new 90-foot diamond baseball field and associated parking, along with multi-purpose playing fields, basketball courts and reconfiguration of the existing ice skating rink on approximately 9.63 acres of land with 1.51 acres of new impervious area, located at 270 Main Street, Map 26, Lot 4, Urban Residential-Office Residential zoning districts.

**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL (5 AYES – EDWARD ZELMANOW AND THOMAS HUGHES ABSENT)**

**ITEM 2 PUBLIC HEARING – Continued from December 15, 2014: Site Plan/Subdivision Review – Avesta School Street, L.P.** - request for approval to condominiumize and construct a 3-story building at 99 School Street to provide 24 elderly housing apartments with associated parking, located on Map 101, Lots 18-19, Urban Residential zoning district.

**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL (4 AYES, EDWARD ZELMANOW AND THOMAS HUGHES ABSENT, RACHEL SUNNELL RECUSED)**

**ITEM 3 PUBLIC HEARING – Continued from December 15, 2014: Site Plan/Subdivision Amendment – Simona Shores/Jarod Robie** - request for re-approval of the original Simona Shores condominium project with a reduction in street length, location shift for all condominium units, and low pressure sewer system for lower 8 condominium units, located at 697 Gray Road, Map 110, Lots 29.301-29.312, Urban Residential zoning district.

**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL (4 AYES, EDWARD ZELMANOW AND THOMAS HUGHES ABSENT, SCOTT HERRICK RECUSED)**

**ITEM 4 PUBLIC HEARING – Site Plan/Subdivision Amendment Review – Kasprzak Landholdings & Homes, Inc.** - request for approval of a 2<sup>nd</sup> Subdivision and Site Plan amendment to the Woods Edge Condominiums at Ridgefield Condominiums, located off School Street (Route 114) on Map 46, Lot 11.2, Kasprzak Contract Zone.

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

**ITEM 5 PRELIMINARY SUBDIVISION REVIEW - Laura Lane Subdivision: Bauer & Gilman Construction, LLC** request for preliminary approval of a 10-lot clustered subdivision on 17 acres with a 950' paved private way, located at 100 Shaws Mill Road, Map 80, Lot 31, Suburban Residential-Manufactured Housing zoning district.

**PRELIMINARY APPROVAL GRANTED PENDING WAIVER RESOLUTION (5 AYES, EDWARD ZELMANOW AND THOMAS HUGHES ABSENT)**

**OTHER BUSINESS** NONE

**ANNOUNCEMENTS** The Board will hold a joint meeting with the Westbrook Planning Board on Tuesday, February 17, 2015 at 7:00 p.m. in the Council Chambers.

**ADJOURNMENT** 8:35 p.m.