



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING

January 5, 2015

REVISED RESULTS

APPROVAL OF THE DECEMBER 12, 2014 MEETING MINUTES

APPROVED (6 AYES – EDWARD ZELMANOW ABSTAINING AS NOT HAVING BEEN PRESENT AT THE MEETING)

ITEM 1 PUBLIC HEARING - Conditional Zone: The Town of Gorham request for adoption of a Conditional zoning district at 10 Preble Street to allow a 2 or 3 unit residential property and office use, located at 10 Preble Street, Urban Residential (UR) zoning district, Map 102 Lot 92.

RECOMMENDED TO TOWN COUNCIL FOR ADOPTION (6 AYES, 1 NAY – SUNNELL)

ITEM 2 PUBLIC HEARING - Zoning Map Amendment: Shaw Brothers Construction Inc. request for approval to change the current zoning district from Suburban Residential to Industrial on 6 lots located on Mosher Road on Map 31 Lots 9, 10, 11, 12, 13, and 14, Suburban Residential (SR) zoning district.

RECOMMENDED TO TOWN COUNCIL FOR ADOPTION (7 AYES)

ITEM 3 PUBLIC HEARING - Land Use and Development Code Amendment - Amendment to Chapter I, Section VIII - Rural District to allow a residential garage as a principal use.

RECOMMENDED TO PLANNING BOARD'S ORDINANCE SUBCOMMITTEE FOR REVIEW AND RECOMMENDATIONS (7 AYES)

ITEM 4 PUBLIC HEARING - Land Use and Development Code Amendment - Amendments to Chapter II, Section V to revise sight distance requirements.

RECOMMENDED TO TOWN COUNCIL FOR ADOPTION (7 AYES)

ITEM 5 PUBLIC HEARING - Contract Zone - Barry King request for a Contract Zone in order to allow specific commercial uses consistent with previously approved South Gorham Contract Zones on Map 6 Lots 19 and 43.1 in the Suburban Residential (SR) zoning district.

SENT TO PLANNING BOARD ORDINANCE SUBCOMMITTEE FOR REVIEW AND RECOMMENDATIONS (7 AYES)

ITEM 6 PUBLIC HEARING - Contract Zone: Christopher Brassbridge request for a Contract Zone in order to allow specific commercial uses consistent with previously approved South Gorham Contract Zones on Map 6 Lot 43 in the Suburban Residential (SR) zoning district.

SENT TO PLANNING BOARD ORDINANCE SUBCOMMITTEE FOR REVIEW AND RECOMMENDATIONS (7 AYES)

ITEM 7 PRELIMINARY SUBDIVISION REVIEW - 258 Main Street: Peter & Kathryn Mason request for approval of a three lot development transfer overlay subdivision with four dwelling units. The property is located at 258 Main Street on Map 100 Lot 59 in the Office Residential (OR) zoning district.

PRELIMINARY APPROVAL GRANTED (7 AYES)

ITEM 8 PRE-APPLICATION DISCUSSION - The Town of Gorham request for Site Plan review for the construction of a new police station and a renovated fire station on the current Public Safety Building site. The property is located at 270 Main Street on Map 26 Lot 4 in the Urban Residential/Office Residential (UR/OR) zoning districts.

DISCUSSED

OTHER BUSINESS ANNOUNCEMENTS

NONE

The Board will hold a joint meeting with the Westbrook Planning Board on Tuesday, February 17, 2015 in the Council Chambers.

ADJOURNMENT

8:35 p.m.