



GORHAM PLANNING BOARD MEETING

July 13, 2015

RESULTS

APPROVAL OF THE JUNE 1, 2015 MINUTES

APPROVED (3 AYES – JAMES ANDERSON AND MELINDA SHAIN ABSENT, GEORGE FOX ABSTAINING AS NOT HAVING BEEN PRESENT AT THE MEETING)

ITEM 1 PUBLIC HEARING - Land Use and Development Code Amendment: Amendment to establish a Conditional Multi-Use zone for the McLellan/Sampson House, located at 77 South Street on Map 106 Lot 47 in the Urban Residential (UR) zoning district.

DISCUSSED AND SENT TO PLANNING BOARD ORDINANCE SUBCOMMITTEE FOR REVIEW AND RECOMMENDATIONS (4 AYES, JAMES ANDERSON AND MELINDA SHAIN ABSENT)

ITEM 2 PUBLIC HEARING - Site Plan Amendment - Reali Realty, LLC request for approval to demolish the existing building at 21 Main Street, Map 102 Lot 105, Gorham Village Center zoning district, in order to reconfigure/expand the existing Amato’s Sandwich Shop paved parking area.

APPROVED BASED ON FINDINGS OF FACT AND CONDITIONS OF APPROVAL (4 AYES – JAMES ANDERSON AND MELINDA SHAIN ABSENT)

ITEM 3 PUBLIC HEARING - Site Plan - Douces Wild, LLC, Thirsty Turf Irrigation Facility request for approval to build a pre-engineered 10,700 sf building and 2,700 sf office building with associated parking and storage, located on Lot F of the Gorham Industrial Park Subdivision, Map 12 Lot 23.006, Industrial (I) zoning district.

APPROVED BASED ON FINDINGS OF FACT AND CONDITIONS OF APPROVAL (4 AYES – JAMES ANDERSON AND MELINDA SHAIN ABSENT)

ITEM 4 PUBLIC HEARING - Site Plan Amendment - DDI/Susan Duchaine request for approval for expanded office space and additional maintenance and storage area for Design Dwellings Inc.’s corporate office, located at 166 Narragansett Street, Map 39 Lots 43 and 44, Narragansett Development District.

DISCUSSED AND TABLED TO FUTURE MEETING – 4 AYES (JAMES ANDERSON AND MELINDA SHAIN ABSENT)

ITEM 5 SUBDIVISION REVIEW - Laura Lane Subdivision - Bauer & Gilman Construction, LLC request for approval of a 10-lot clustered subdivision on 17.13 acres with a 1,213’ paved private way built to the 7-10 lot private way standards, located at 108 Shaws Mill Road on Map 80 Lot 31, Suburban Residential-Manufactured Housing (SR-MH) zoning district.

NOT HEARD - CONTINUED TO JULY 20, 2015 MEETING

ITEM 6 PRIVATE WAY REVIEW - Fort Libby Drive - Matthew Libby request for approval of a 600’ private way built to the 2-6 lot private way standard to serve one family gift lot, located off 340/342 Fort Hill Road on Map 64 Lot 14 and Map 43 Lot 30, Rural (R) zoning district.

NOT HEARD – CONTINUED TO JULY 20, 2015 MEETING

ITEM 7 PRIVATE WAY REVIEW - Deerfield Drive - Gregory and Sue McCormack request for approval of a 422’ private way built to the 2-6 lot private way standard, located off Maplewood Drive, Map 104 Lots 30 and 10.3, Urban Residential (UR) zoning district.

NET HEARD – CONTINUED TO JULY 20, 2015 MEETING

ITEM 8 PRE-APP DISCUSSION - Subdivision Review - Guy Gledhill d/b/a Gledhill Group, LLC – request for approval of Bramblewood Estates, a 10-unit residential condominium project, located on 4 acres off Bramblewood Lane, Map 25 Lot 7.001, Urban Residential (UR) zoning district.

NOT HEARD – CONTINUED TO JULY 20, 2015 MEETING

ITEM 9 PRE-APP DISCUSSION -Subdivision Amendment Review - STJ Inc. request for approval of an amendment to the 1996 Village Crossing Subdivision to construct a 6-lot subdivision on Lot 1 of the Village Crossing Subdivision, located on 2.17 acres at 12 Cumberland Lane, Map 27 Lot 5.001, Office Residential (OR) zoning district.

NOT HEARD – CONTINUED TO JULY 20, 2015 MEETING

OTHER BUSINESS NONE
ANNOUNCEMENTS NONE
ADJOURNMENT 10:32 P.M.