



Town of Gorham Planning Department

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GORHAM PLANNING BOARD MEETING September 14, 2015 - 7:00 P.M. RESULTS

APPROVAL OF THE AUGUST 3, 2015 MINUTES

APPROVED (5 AYES, SCOTT HERRICK ABSENT FROM MEETING)

CONSENT AGENDA

PRIVATE WAY AMENDMENT: Sam Strumph, Sr. is requesting approval to shorten Betty Lou Drive private way right-of-way by 5'. The private way is located off North Street on Map 63 Lot 20.001 in the Rural (R) zoning district.

SUBDIVISION AMENDMENT: Jonathan and Beth Edwards are requesting approval for a lot line change between South Woods and Village Woods subdivisions. The properties are located at 9 Sunrise Lane on Map 106 Lot 29.004 and 3 Oak Wood Drive on Map 25 Lot 1.009 in the Urban Residential (UR) zoning district

APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL (6 AYES)

ITEM 1: PUBLIC HEARING

Site Plan Amendment: DDI/Susan Duchaine is requesting approval for expanded office space and a 48' x 60' garage for Design Dwellings Inc.'s corporate office. The property is located at 166 Narragansett Street on Map 39 Lot 44 in the Narragansett Development District.

DISCUSSED AND TABLED TO OCTOBER 5, 2015 MEETING

ITEM 2: PUBLIC HEARING

Land Use & Development Code Amendment: Amendment to establish a Conditional Multi-Use zone for the McLellan/Sampson House. The property is located at 77 South Street on Map 106 Lot 47 in the Urban Residential (UR) zoning district.

RECOMMEND ADOPTION BY THE TOWN COUNCIL TO ALLOW CONDITIONAL MULTI-USE ZONE FOR MCLELLAN/SAMPSON HOUSE AS AMENDED BY THE PLANNING BOARD. (6 AYES)

ITEM 3: PUBLIC HEARING

Land Use & Development Code Amendment: Amendment to Chapter II, Section III (Signs) of the Land Use & Development Code, to allow an off-premises sign and dimensional variation in limited situations in Gorham Village.

RECOMMEND REFERRAL TO PLANNING BOARD ORDINANCE COMMITTEE FOR DISCUSSION. (6 AYES)

ITEM 4: PUBLIC HEARING

Site Plan Amendment: Casco Federal Credit Union is requesting approval for the construction of a new credit union with drive-through lanes and associated parking. The property is located at 393 Ossipee Trail on Map 77 Lot 15 in the Roadside Commercial (RC) zoning district.

DISCUSSED AND TABLED TO OCTOBER 5, 2015 PENDING SUBMISSION OF ADDITIONAL MATERIALS. (6 AYES)

ITEM 5: PUBLIC HEARING

Site Plan Amendment – Master Sign Plan: 109 Main Street: Jon Smith of JCS4, LLC, is requesting approval of the Master Sign Plan for 109 Main Street utilizing the Village Shared Entrance sign format. The property is located on the corner of Main Street and New Portland Road in front of Hannaford's Super Market on Map 102 Lot 153 in the Urban Commercial (UC) zoning district.

ITEM TO BE HEARD AT OCTOBER 5, 2015 MEETING

ITEM 6: PUBLIC HEARING

Site Plan Amendment: USM is requesting approval to renovate the existing softball fields in the northeasterly corner of the USM campus. The property is located at 37 College Avenue on Map 40 Lots 17-18 in the Urban Residential (UR) zoning district.

**DISCUSSED & TABLED TO OCTOBER 5, 2015 CONSENT AGENDA PENDING
SUBMISSION OF ADDITIONAL MATERIALS (6 AYES)**

ITEM 7: DISCUSSION:

Contract Zone & Sketch Plan: Sebago Brewing Company is requesting approval of a Contract Zone and Site Plan Amendment to allow a production facility, events center and restaurant, with reduced setbacks and parking in front of property located at Mosher Road (Rt 237) and lower Main Street (Rt 25), on Map 32 L24.101-105 in the Commercial Office (CO) zoning district.

ITEM TO BE HEARD AT OCTOBER 5, 2015 MEETING

ITEM 8: PRE-APPLICATION DISCUSSION

Sketch Plan: Bramblewood LLC is requesting approval of Glenwater Village Subdivision with 18-20 single family lots and up to 20 multi-family dwelling units. The property is located off Glenwood Avenue on Map 99 Lot 61 and off Water Street on Map 101 Lot 21 in the Urban Residential (UR) and Development Transfer Overlay (DTO) zoning districts.

ITEM TO BE HEARD AT OCTOBER 5, 2015 MEETING

OTHER BUSINESS: NONE

ANNOUNCEMENTS: NONE

ADJOURNMENT: 10: 15 PM