

**Land Use and Development Map Amendment: South Gorham Crossroads Zone Change Request
Order #24-37**

**Town of Gorham
Planning Board Meeting
April 1, 2024**

ITEM 1 - South Gorham Crossroads Zone Change Request – Public Hearing – Proposed amendment to the Zoning Map to change Map 8, Lot 10 from the Urban Residential Expansion District to the South Gorham Crossroads District.

INDEX OF PACKET ENCLOSURES	
DESCRIPTION	PAGE NUMBER
1. Overview	2-3
2. Motion	4
<i>Attachment A: Rezoning Request Letter</i>	
<i>Attachment B: Sketch Plan Dated 8/18/2023</i>	

AMENDMENT TRACKING

DESCRIPTION	COMMENTS	STATUS
Town Council Meeting	The Town Council forwards the item to the Planning Board for a public hearing and recommendations. (7 yeas) Order #24-37	March 12, 2024
Planning Board Public Hearing		April 1, 2024

The Planning Board refers to staff notes during the review process; however, it shall be noted that staff recommendations are noncommittal and all final decisions are those of the Planning Board and not Town Staff.

Memo completed by Thomas Poirier, Director of Community Development and Damon Yakovleff, Assistant Town Planner.

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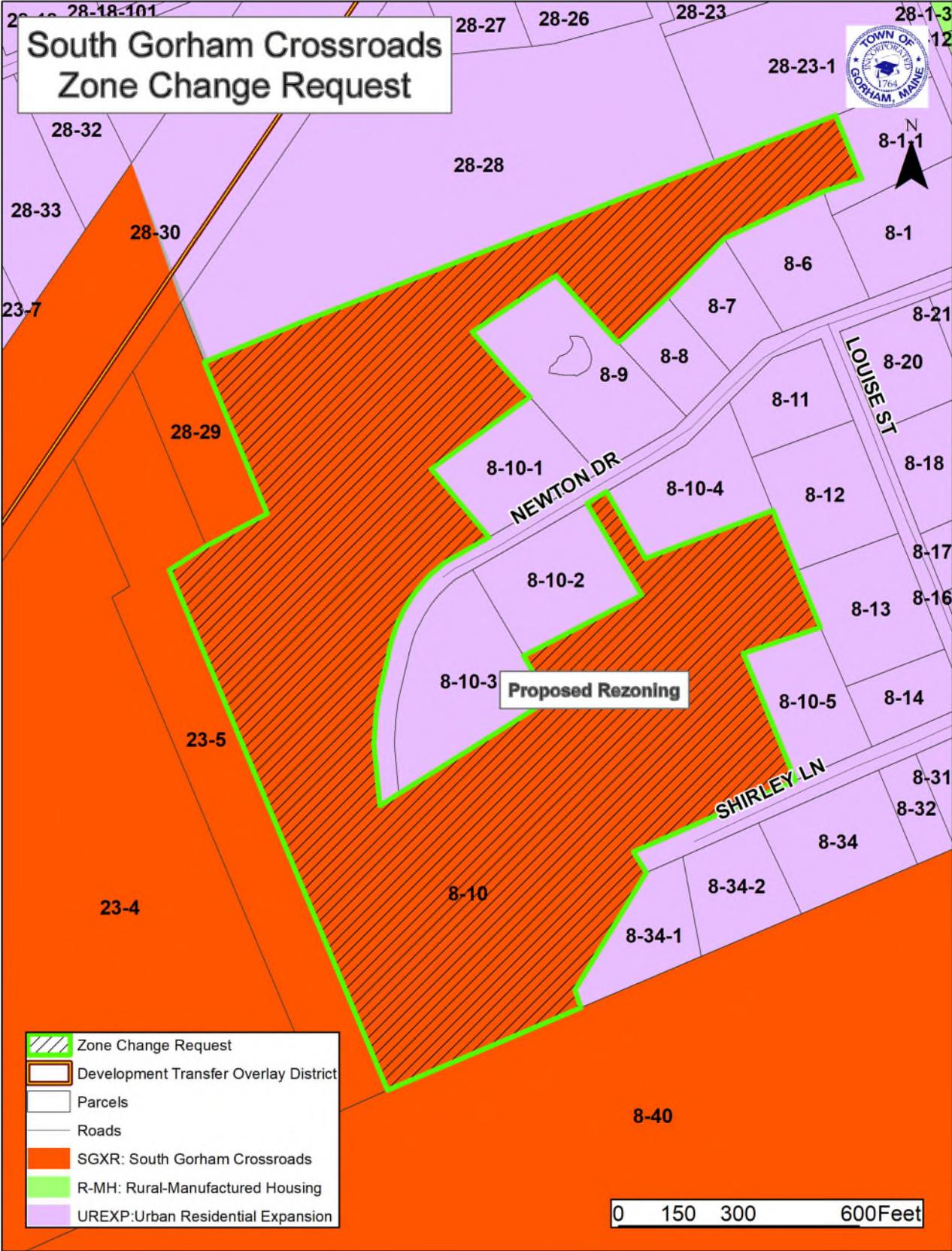
1. OVERVIEW

The owners of a parcel of land, Map 8 Lot 10, located at the terminus of Newton Drive and Shirley Lane, off Brackett Rd., have requested that their parcel be rezoned from Urban Residential Expansion to South Gorham Crossroads District. A letter submitted by the landowner is included as **Attachment A: Rezoning Request Letter**. A map showing the proposed rezoning is included on page 3 of this memo.

The applicant is requesting this rezoning to permit denser development of the site to support a more economical build out of an extension of public drinking water supply to the location. The applicant is proposing to construct an age-restricted residential condominium development at the location. To be clear, no approvals have been given for this development at this time, and any development proposal would be subject to subdivision and or site plan review by the Planning Board. This is purely a rezoning request.

Staff suggests that when the Board reviews this request with the applicant, they ask that clarification be made about whether the applicant intends for the area marked as a 3.23 acre outsale lot on the sketch plan dated 8/19/2023 be included in the rezoned area as well. This sketch plan is included as **Attachment B**.

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PROPOSED MOTIONS:

Move to send the proposed Zoning Map Amendment to change the zoning of Map 8 Lot 10 from Urban Residential Expansion to South Gorham Crossroads District to the Planning Board's (Ordinance Subcommittee or Comp Plan Implementation Sub- Committee for review and recommendation)

Or

Move to send the proposed Zoning Map Amendment to change the zoning of Map 8 Lot 10 from Urban Residential Expansion to South Gorham Crossroads District to the Town Council with a recommendation for adoption.