



February 22, 2024

Ephrem Parashak
Town Manager
Town of Gorham
75 South Street, Suite 1
Gorham, ME 04038

RE: Rezoning Request-UR Expansion to South Gorham Crossroads
Multi-Unit Condominium project for 55 and Older Community
Shirley Lane and Newton Drive

Dear Ephrem,

Our office has been hired by the applicant, Maka Builders LLC., to help them design and permit a residential condominium project for a 55 and older community on a 38.72-acre parcel zoned Urban Residential Expansion District located at the terminus of Newton Drive and Shirley Lane. This lot is Tax Map 8 Lot 10 and is located behind the Hemlock Ridge Subdivision from 1975. The parcel is directly on the border of the South Gorham Crossroads District on both the Southerly and Westerly limits of the parcel.

The applicant and my office have met with the Town on several occasion to review the project and to discuss ways to make this project work for both the Town and the applicant. Many various options have been discussed and looked into. The Town and the applicant would both like to extend public water to this project if feasible. As the Town is aware, an extension of public water of this length involves a significant investment by the applicant and creates a financial burden for the project. The following is a summary of the reasons the applicant seeks to have this parcel rezoned and some important aspects of the project the Town should be made aware of as they consider this request:

- In order to offset the costs associated with the extension of public water to serve this project approximately 4,000 feet along Brackett Road from Black Brook Road to Newton Drive and then approximately 1,500 feet along Newton Drive the applicant would like to rezone the parcel to the South Gorham Crossroads District which would allow for additional density within the development. The extension of public water to this parcel will be of great benefit for the existing residents of the Hemlock Ridge Subdivision.
- The proposed condominium community will be age restricted to 55 and older and will not impact the school systems.
- As the Town Council is aware there are some right of way issues at the end of both Newton Drive and Shirley Lane. The applicant intends to construct a public road that will connect both of these streets, thus eliminating this issue and also getting rid

of both of these dead ends (which currently are without a means to turn around) and creating a thru street system.

Please call me if you have any questions regarding this request or if any additional information is needed. We look forward to working with the Town on this rezoning. We look forward to being before the council at the next available agenda to begin the rezoning process.

Sincerely,



Andrew S. Morrell
Project Engineer

Cc: Tom Poirier, Director of Community Development
Suzanne Phillips, Town Council