



Community Development Planning Division

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GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

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GORHAM PLANNING BOARD MEETING

JANUARY 4, 2021

The Town of Gorham invites you to view our upcoming Planning Board Meeting on January 4, 2021, starting at 7:00PM. This meeting will be held remotely, hosted as a Zoom Webinar and streamed over GoCAT and Facebook Live for anyone who wishes to view. Staff strongly recommends those who would like to make public comments regarding agenda items to email written comments by 4pm on Thursday, December 31, 2020 to the following email address: PB_Mtg_Public_Comment@gorham.me.us. To join the meeting, follow this link on your computer or mobile device: <https://us02web.zoom.us/j/89862268351> or join by phone by calling 1 929 205 6099 and entering Webinar ID: 898 6226 8351 To make a public comment during the meeting, we ask that you raise your hand using the button in Zoom, or for those joining by phone, you may type *9. Please be advised that any comments made during the meeting on Facebook Live or GoCAT, if possible, will not be reviewed and are not considered public comment for purposes of the public record.

Note: Planning Board members will enter the webinar using a link sent for presenters.

AGENDA

APPROVAL OF THE DECEMBER 7, 2020 MEETING MINUTES

CHAIRMAN'S REPORT

COMMITTEE REPORTS

- A. Ordinance Review Committee
- B. Comprehensive Plan Implementation Committee

ADMINISTRATIVE REVIEW REPORT

- ITEM 1 **Discussion** - proposed amendments to the Land Use and Development Code regarding allowing medical marijuana growing as a home occupation use and to allow medical marijuana commercial cultivation, manufacturing and testing.
- ITEM 2 **Discussion** – proposed amendment to the Land Use and Development Code in the Narragansett Mixed Use Development District modifying side and rear setbacks and adding Personal Services as an allowed use.
- ITEM 3 **Public Hearing – Site Plan – Gorham ME 1, LLC** – a request for approval of a ground mounted solar energy generation facility on 35 acres located at 17 Nonesuch Road. Zoned R-MH/R, Map 1, Lot 4-1. Applicant is represented by Dale Knapp, of Boyle Associates.
- ITEM 4 **Public Hearing – Site Plan – Gorham Solar 1, LLC** – a request for approval of a PV Solar Ground-Based Array with associated equipment, gravel access and perimeter fence, located on 18.4 acres at 135 Bracket Road. Zoned SR, Map 8, Lot 40. Applicant is represented by David Albrecht, P.E., of Borrego Solar Systems, Inc.
- ITEM 5 **Public Hearing - Site Plan – Gorham Savings Bank** – a request for approval for a ground mounted



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photovoltaic project located at 10 Wentworth Drive. Zone CZ/ UR, Map 46, Lot 9 and 9.001. Applicant is represented by Nate Niles, of ReVision Energy Inc.

- ITEM 6** **Kolodziej, Robert – Subdivision Amendment** – a request for approval to subdivide lot 3 into 2 lots at 97 Burnham Road. Zoned R, Map 3, Lot 5-3. Applicant is represented by Andrew Morrill, P.E., of BH2M.
- ITEM 7** **Preliminary Subdivision – Sawyer Estates** – a request for approval of Sawyer Estates, a 118 lot residential subdivision on 103.59 acres, on property located off South Street. Zoned R/ SR, Map 21, Lot 10, 16 and 17.16. Applicant is represented by Andrew Morrill, P.E., of BH2M.
- ITEM 8** **Private Way Amendment – Plowman Road** – a request for approval to extend Plowman Road approximately 950 feet and widen the existing drive to the current 2-6 lot private way standard. Zoned R, Map 4, Lot 4-102. Applicant is represented by Steven Blake, P.E., of BH2M.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

PLEASE NOTE: If this meeting is cancelled due to inclement weather or health issues, it will be rescheduled to **January 11, 2020 at 7:00 p.m.**

PLANNING BOARD RULES: Section III. A. 11. No agenda item will be taken up at a meeting after 10:00 p.m. The lateness rule may be waived by consent of the majority of Board members present.