



## Community Development Planning Division

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### GORHAM PLANNING BOARD MEETING MARCH 1, 2021

#### RESULTS

#### APPROVAL OF THE FEBRUARY 1, 2021 MEETING MINUTES APPROVED, 7 AYES

#### CONSENT AGENDA

A. Site Plan – Walter Stinson – 551 Main Street – a request for approval for a self-storage facility at 551 Main Street. Zoned RC, Map 32, Lot 39. Applicant is represented by Owens McCullough, P.E., with Sebago Technics, Inc.

B. Subdivision/ Site Plan – Cottage Advocates ME, LLC – Pheasant Knoll, Phases 4-6 – a request for approval for a change of ownership of Pheasant Knoll Subdivision Phases 4-6 from Kasprzak Homes, Inc. to Cottage Advisors ME, LLC. Zoned UR, Map 46, Lot 11.004.

**ITEMS APPROVED – 7 AYES**

- ITEM 1**     **Public Hearing – Proposed Amendments to the Land Use and Development Code** – proposed amendments to the Narragansett Mixed Use Development District modifying side and rear setbacks and adding Personal Services as an allowed use.  
**RECOMMENDED ADOPTION BY THE TOWN COUNCIL – 6 AYES (JAMES ANDERSON RECUSED)**
- ITEM 2**     **Public Hearing – Proposed Amendments to the Land Use and Development Code** – proposed amendments to allow medical marijuana growing as a home occupation use and to allow medical marijuana commercial cultivation, manufacturing and testing.  
**RECOMMENDED ADOPTION BY THE TOWN COUNCIL WITH PLANNING BOARD CHANGES – 7 AYES**
- ITEM 3**     **Site Plan - Gorham ME 1, LLC - Burnham Road Solar** - 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 11.  
**POSTPONED TO FUTURE CONSENT AGENDA – 6 AYES, 1 NAY (THOMAS HUGHES)**
- ITEM 4**     **Public Hearing - Subdivision/ Site Plan – STJ, Inc. – Hannah Drive Condominiums** – a request for approval for four condominiums in two duplex units, located on 1.55 acres off the existing Hannah Drive cul-de-sac. Zoned UR-MH, Map 111, Lot 48.  
**WAIVER GRANTED FOR HIGH INTENSITY SOIL SURVEY; PRELIMINARY APPROVAL GRANTED – 7 AYES**
- ITEM 5**     **Public Hearing - Subdivision/ Site Plan – Earle Enterprises, LLC - 8 College Avenue** – a request for approval to convert 8 College Avenue from an existing single family residence into an 8-unit apartment building. Zoned UR, Map 102, Lot 5.  
**DISCUSSED AND POSTPONED – 6 AYES (THOMAS HUGHES NOT PRESENT TO VOTE)**
- ITEM 6**     **Discussion – Proposed Amendments to the Land Use and Development Code** – proposed amendments regarding Mosher's Corner Mixed Use Development zone.  
**REFERRED TO BOARD'S COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE FOR REVIEW AND RECOMMENDATIONS**
- ITEM 7**     **Discussion – Proposed Amendment to the Land Use and Development Code** – proposed amendment to allow for an exemption beyond daytime hours for well drilling activities



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**REFERRED TO BOARD'S ORDINANCE REVIEW COMMITTEE FOR REVIEW AND  
RECOMENDATIONS**

**ITEM 8**      **Discussion – Proposed Amendments to the Land Use and Development Code** – proposed amendments regarding setback requirements during permit application process.

**REFERRED TO BOARD'S ORDINANCE REVIEW COMMITTEE FOR REVIEW AND  
RECOMMENDATIONS**

**ITEM 9**      **Discussion – Proposed Amendments to the Land Use and Development Code** – proposed amendments regarding invasive terrestrial plants.

**REFERRED TO BOARD'S ORDINANCE REVIEW COMMITTEE FOR REVIEW AND  
RECOMMENDATIONS**

**OTHER BUSINESS**      **NONE**

**ANNOUNCEMENTS**      **NONE**

**ADJOURNMENT**      **10:05 P.M.**