



Community Development Planning Division

Thomas M. Poirier, *Director of Community Development*

tpoirier@gorham.me.us

Carol Eyerman, *Town Planner*

ceyerman@gorham.me.us

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

Tel: 207-222-1620 / Fax: 207-839-4793

GORHAM PLANNING BOARD MEETING

April 12, 2021

RESULTS

ELECTION OF OFFICERS:

George Fox nominated and James Anderson seconded Molly Butler-Bailey for the position of Chairman. There being no other nominations, the nomination of Molly Butler-Bailey was voted and approved, 5 ayes (Molly Butler-Bailey abstaining and Scott Firmin absent).

George Fox nominated and Thomas Hughes seconded Scott Firmin for the position of Vice-Chairman. There being no other nominations, the nomination of Scott Firmin for the position of Vice-Chairman was voted and approved, 6 ayes (Scott Firmin absent).

COMMITTEE ASSIGNMENTS

Comprehensive Plan Implementation Committee:

James Anderson, Molly Butler-Bailey, Scott Firmin, George Fox

Ordinance Review Committee:

Susan Durst, Vincent Grassi, Thomas Hughes

Each committee will select a chair person at its first meeting.

CONSENT AGENDA

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.

TAKEN OFF CONSENT AGENDA - 6 AYES (SCOTT FIRMIN ABSENT)

WAIVER GRANTED FROM REQUIREMENT OF SITE PLAN, SECTION 4.9.F.1, INCREASE OF STORMWATER RUNOFF – 6 AYES, (SCOTT FIRMIN ABSENT)

SITE PLAN APPROVAL GRANTED – 6 AYES (SCOTT FIRMIN ABSENT)

ITEM 1 Public Hearing - Site Plan – Town of Gorham – Narragansett School – a requests for approval for improvements at Narragansett School for a new 1,307 square storage shed, sidewalk, paving improvements and student drop-off improvements. Zoned OR/UR, Map 26, Lot 4.

SPECIAL EXCEPTION APPROVED – 6 AYES (SCOTT FIRMIN ABSENT)

SITE PLAN APPROVED WITH ADDITIONAL CONDITION OF APPROVAL – 6 AYES (SCOTT FIRMIN ABSENT)

ITEM 2 Public Hearing - Site Plan/ Subdivision Amendment - Hans, Hansen – Stargazer Subdivision - a request for approval to combine 6 existing residential lots into condominiums and mixed commercial and residential uses on property located on Map 3, Lot 22.502-507. Zoned Contract Zone.

PRELIMINARY APPROVAL GRANTED – 4 AYES (2 NAYS – ANDERSON, MOLLY BUTLER-BAILEY; SCOTT FIRMIN ABSENT)

ITEM 3 Public Hearing – Final Subdivision/Site Plan – Susan Duchaine – Natalee Place Condominiums – a request for approval of 22 condominium units and a commercial unit on an approximately 5.32 acre parcel on Main Street. Zoned UR/OR, Map 100, Lot 3 and 3-1.

OWNERSHIP CHANGE APPROVED – 6 AYES (SCOTT FIRMIN ABSENT)

SUBDIVISION/SITE PLAN APPROVED WITH ADDITIONAL CONDITION OF APPROVAL – 6 AYES (SCOTT FIRMIN ABSENT)

ITEM 4 Final Subdivision and Private Way – Black Gum Tree Subdivision – Plowman Development Group,



**Community Development
Planning Division**

Thomas M. Poirier, *Director of Community Development*

tpoirier@gorham.me.us

Carol Eyerman, *Town Planner*

ceyerman@gorham.me.us

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

Tel: 207-222-1620 / Fax: 207-839-4793

LLC – a request for preliminary approval of a 10-lot subdivision on Burnham Road. Zoned SR, Map 3, Lot 17.

SUBDIVISION AND PRIVATE WAY APPROVED – 6 AYES (SCOTT FIRMIN ABSENT)

ITEM 5 Subdivision - Town of Gorham, Gorham Industrial Park - West Campus - the proposed additional Industrial Park in the Town of Gorham and the review of proposed landscaping features. Zoned I, Map 30, Lot 1, Maps 29, Lot 20 and Lot 1.

DISCUSSED, WAIVER GRANTED FOR CLASS A SOILS SURVEY – 6 AYES (SCOTT FIRMIN ABSENT)

OTHER BUSINESS NONE

ANNOUNCEMENTS The Board was reminded that there is a second meeting on Wednesday, April 14, 2021.

ADJOURNMENT 10:00 P.M.