



## Community Development Planning Division

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

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### GORHAM PLANNING BOARD

MAY 3, 2021

### RESULTS

#### APPROVAL OF THE APRIL 12, 2021 AND APRIL 14, 2021 MEETING MINUTES

**APRIL 12, 2021 – APPROVED, 6 AYES (SCOTT FIRMIN ABSTAINING AS NOT HAVING BEEN PRESENT AT THE MEETING)**

**APRIL 14, 2021 – APPROVED, 7 AYES**

#### CONSENT AGENDA

**Moody's Co-Workers Owned, Inc. – Innovative Campus at Raceway Drive** – a request for site plan approval for addition of an easement located on the 3-lot subdivision on Raceway Drive. Zoned ND, Map 39, Lot 2.1 and 2.22.

**APPROVED – 7 AYES**

**ITEM 1      Public Hearing – Amendment to the Land Use and Development Code** - Proposed Amendment to the Land Use and Development Code to allow for an exemption beyond daytime hours for well drilling activities.

**RECOMMENDED APPROVAL BY THE TOWN COUNCIL – 7 AYES**

**ITEM 2      Public Hearing – Amendments to the Land Use and Development Code** - Proposed Amendments to the Land use and Development Code regarding setback requirements during the building permit application process.

**RECOMMENDED APPROVAL BY THE TOWN COUNCIL – 7 AYES**

**ITEM 3      Public Hearing – Amendment to the Land Use and Development Code** - Proposed Amendments to the Land Use and Development Code regarding invasive terrestrial plants.

**RECOMMENDED APPROVAL BY THE TOWN COUNCIL – 7 AYES**

**ITEM 4      Public Hearing – Preliminary Subdivision/Site Plan - Earle Enterprises, LLC** – a request for preliminary subdivision and site plan approval for 8 College Avenue, to convert an existing single family residence into an 8-unit apartment building. Zoned UR, Map 102, Lot 5.

**DISCUSSED AND POSTPONED – 7 AYES**

**ITEM 5      Subdivision Amendment - Sturgis, Jonathan** - request for final subdivision approval to Lombard Estates Phase II Subdivision, to split off one single family residential house lot at 28 William Henry Drive. Zoned UR, Map 20, Lot 49.

**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL – 7 AYES**

**ITEM 6      Private Way Amendment - Plowman, Michael and Kevin** – 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 102.

**APPROVED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL - 7 AYES**

**ITEM 7      Pre-Application - Flagg, Nick** – a request for review for 5 phased site improvements to include a 36x40' garage building, 60'x50' building, extend public sewer, 60'x150' building, 60'x150' building, entrance off New Portland Road, with associated parking and infrastructure on property located at 298 New Portland Road. Zoned I, Map 12, Lot 17-2.

**DISCUSSED**



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**ITEM 8      Pre-Application - Sun RP, LLC** – request for review to construct a commercial building with associated access and parking lot on a 5 acre lot located off Main Street/Dolloff Road. Zoned CO, Map 31, Lot 2-1.  
**DISCUSSED**

**OTHER BUSINESS      NONE**

**ANNOUNCEMENTS      NONE**

**ADJOURNMENT      9:35 P.M.**