



Community Development Planning Division

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

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

GORHAM PLANNING BOARD MEETING

September 13, 2021

RESULTS

APPROVAL OF THE AUGUST 2, 2021 MEETING MINUTES

APPROVED, 5 AYES (SUSAN DURST AND SCOTT FIRMIN ABSENT)

- ITEM 1 **Public Hearing – Mosher’s Corner Mixed Use Development Zone** – Proposed amendment to implementing mixed use in the Mosher’s Corner area.
MOVED TO RECOMMEND ADOPTION BY THE TOWN COUNCIL OF THE PROPOSED LANGUAGE AND MAP – 5 AYES (SUSAN DURST AND SCOTT FIRMIN ABSENT)
- ITEM 2 **Public Hearing - Home Occupations** – proposed amendments to the Land Use and Development Code’s Home Occupation ordinance, regarding allowed uses and standards.
MOVED TO RECOMMEND ADOPTION BY THE TOWN COUNCIL OF THE PROPOSED AMENDMENTS – 5 AYES (SUSAN DURST AND SCOTT FIRMIN ABSENT)
- ITEM 3 **Public Hearing - Site Plan – Dillan Hesseltine - Summit Community Church** - request for approval of a new 28,000 square foot community church, day care and function center on property owned by Moody’s Co-Workers and located at Narragansett Street and Cressey Road. Zoned SR, Map 39, Lot 2.
DISCUSSED AND MOVED TO TABLE- 5 AYES (JAMES ANDERSON RECUSED; SUSAN DURST AND SCOTT FIRMIN ABSENT)
- ITEM 4 **Public Hearing – Site Plan - Sun RP, LLC – Dance Studio and Cafe** – 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 AND POSTPONED – 4 AYES JAMES ANDERSON RECUSED; SUSAN DURST AND SCOTT FIRMIN ABSENT)
- ITEM 5 **Pre-Application – Site Plan - Gorham Bike and Ski, Inc – Retail and Café** – a request for approval for a 7,150 sq. ft. building with parking lot, patio and dumpster. The two story building will be a retail store and restaurant. The request also includes an accessory building which will include a garage and residential apartment. Zoned ND, Map 39, Lot 2-2.
DISCUSSED
- ITEM 6 **Pre-Application – Subdivision – Grondin Corporation - Mountain Trail Meadows** – a request for approval for a residential cluster subdivision of approximately 50-60 lots. Zoned R, Map 87, Lot 28-1, 30.
DISCUSSED
- ITEM 7 **Pre-Application – Site Plan Amendment – Donna Foster - Maide For You** – a request for approval to relocate the existing driveway, expand the parking and convert the garage to a tanning salon at 222 Narragansett Street. Zoned ND, Map 39, Lot 9.
DISCUSSED (JAMES ANDERSON RECUSED)
- ITEM 8 **Discussion – Phasing of Subdivisions** – Proposed amendment to the Land Use & Development Code to require phase build outs of subdivisions.



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**DISCUSSED AND MOVED TO BOARD'S ORDINANCE COMMITTEE FOR REVIEW AND
RECOMMENDATIONS – 5 AYES**

ITEM 9 Discussion – Agritourism - Proposed amendment to the Land Use & Development Code to allow for agricultural event centers and agricultural tourism.

**DISCUSSED AND MOVED TO BOARD'S ORDINANCE COMMITTEE FOR REVIEW AND
RECOMMENDATIONS – 5 AYES**

OTHER BUSINESS NONE

ANNOUNCEMENTS NONE

ADJOURNMENT 10:00 P.M.