



## Community Development Planning Division

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

Tel: 207-222-1620

### GORHAM PLANNING BOARD MEETING

#### RESULTS

December 6, 2021

#### APPROVAL OF THE NOVEMBER 1, 2021 MEETING MINUTES

APPROVED – 6 AYES (SCOTT FIRMIN ABSENT)

- ITEM 1**     **Public Hearing – Land Use and Development Code Amendment - Phasing of Subdivisions** – a proposed amendment to the Land Use & Development Code to require phased build outs of subdivisions.  
**DISCUSSED AND TABLED – 6 AYES (SCOTT FIRMIN ABSENT)**
- ITEM 2**     **Public Hearing – Land Use and Development Code Amendment - Village Expansion** - a proposed amendment to the Land Use & Development Code regarding the Village Expansion District.  
**DISCUSSED AND REFERRED TO BOARD'S COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE – 6 AYES (SCOTT FIRMIN ABSENT)**
- ITEM 3**     **Public Hearing – 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 AND TABLED – 6 AYES (SCOTT FIRMIN ABSENT)**
- ITEM 4**     **Public Hearing - 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 AND TABLED – 6 AYES (SCOTT FIRMIN ABSENT)**
- ITEM 5**     **Public Hearing - Gravel Pit Amendment - Grondin Aggregates, LLC – Brandy Brook Quarry** – a request for approval to include the addition of winter salt storage shed and stump and brush processing. Zoned R-SZ, Map 42, Lot 5.  
**POSTPONED AT APPLICANT'S REQUEST**
- ITEM 6**     **Pre-Application - Cross Town Energy Storage, LLC – Battery Storage Facility** – a request for approval of a 175 MW battery energy storage system located at 61 Hutcherson Drive. Zoned I, Map 12, Lot 22-1.  
**DISCUSSED WITH SITE WALK REQUESTED**
- ITEM 7**     **Pre-Application – Town of Gorham – Chick Property Skatepark** – a request for approval of a 10,000 sq. ft. community skatepark located on the existing Chick property, off Chick Drive. Zoned UR, Map 26, Lot 4.  
**DISCUSSED**
- ITEM 8**     **Pre-Application – Shirley Newton, LLC – Shirley Lane Subdivision** - a request for approval of 12 residential lots and an extension of Shirley Lane on 38 acres at the end of Shirley Lane. Zoned R, Map 8, Lot 10.  
**DISCUSSED**
- ITEM 9**     **Public Hearing – Remote/ Hybrid Policy** – to consider adopting a remote and hybrid meeting policy  
**NOT ADOPTED**



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**ITEM 10     Discussion – Land Use and Development Code Amendment – Performance Guarantee and Site Plan Review Process** – a proposed amendment to the Land Use & Development Code to streamline the performance guarantee and site plan review process.

**DISCUSSED AND REFERRED TO PLANNING BOARD’S ORDINANCE COMMITTEE – 6  
AYES (SCOTT FIRMIN ABSENT).**

**OTHER BUSINESS     NONE**

**ANNOUNCEMENTS     NONE**

**ADJOURNMENT     10:05 P.M.**