



**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**

**JUNE 6, 2022**

**RESULTS**

**APPROVAL OF THE MAY 2, 2022 MEETING MINUTES**

**APPROVED 6 AYES (THOMAS HUGHES ABSENT)**

**CONSENT AGENDA**

**A**            **Gorham, Town – Chick Property Skatepark** – a request to amend the Conditions of Approval for the approved 10,000 sq.ft. community skatepark located on the existing Chick property, off Chick Drive. The request is to add Condition number thirteen (13).

**DISCUSSED AND APPROVED – 6 AYES (THOMAS HUGHES ABSENT)**

**B**            **Sturgis, Jonathan – Subdivision** – a request to amend the Conditions of Approval for the approved Lombard Estates Phase II Subdivision Amendment, to split off one single family residential house lot at 28 William Henry Drive. The request is to revise the map-lot-block number.

**DISCUSSED AND APPROVED – 6 AYES (THOMAS HUGHES ABSENT)**

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**ITEM 1**            **Public Hearing - Zoning Map Amendment** – a proposed Zoning Map amendment, to change the area in the vicinity of South Street to Brackett Road from Rural and Suburban Residential District to the Urban Expansion District and the area in the vicinity of New Portland Road and Lowell Road from the Rural District to the Suburban Residential District.

**DISCUSSED AND TABLED, REFERRED TO FULL BOARD WORKSHOP FOR REVIEW – 6 AYES (THOMAS HUGHES ABSENT)**

**ITEM 2**            **Public Hearing – Land Use and Development Code Amendment** – a proposed Land Use and Development Code amendment to allow Office of Contractor or Tradesman as a permitted use to the following Sections; 1-9 Village Centers Districts, 1-10 Urban Commercial District, 1-11 Roadside Commercial, 1-12 Industrial District, 1-13 Mosher Corner Mixed-Use District, 1-14 Office-Residential District, 1-21 Olde Canal Industrial District, 1-22 Agricultural/Industrial District.

**DISCUSSED AND REFERRED TO TOWN COUNCIL WITH A RECOMMENDATION TO ADOPT – 6 AYES (THOMAS HUGHES ABSENT)**

**ITEM 3**            **Public Hearing – Site Plan - Nouria Energy Corp.** – a request for approval to redevelop an existing convenience store, which would consist of a 6,000 sq ft convenience store and Amato's restaurant, drive through, eight (8) gas pumps and two (2) diesel pumps, located at 435 Ossipee Trail. Zoned RC, Map 77, Lot 18.003. The applicant is represented by Norman G. Chamberlain II, P.E. with Walsh Engineering Associates.

**DISCUSSED, ONE WAIVER GRANTED, THE OTHER DISCUSSED, AND POSTPONED – 6 AYES (THOMAS HUGHES ABSENT)**

**ITEM 4**            **Public Hearing – Site Plan - Leaf Labs, LLC** - a request for approval of a 40900 sq ft warehouse and grow facility with associated parking, located at 65 Olde Canal Way. Zoned OCI, Map 34, Lot 3-3. The applicant is represented by Craig Burgess, P.E. with Sebago Technics, Inc.

**DISCUSSED AND MOVED TO PLACE ON FUTURE CONSENT AGENDA – 6 AYES (THOMAS HUGHES ABSENT)**



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**VOTE TO HEAR ITEMS 5 AND 6 AFTER 10:00PM**

**APPROVED - 4 AYES, 1 NAY (SUSAN DURST), 1 ABSTAIN (SEVEN SIEGEL), 1 ABSENT  
(THOMAS HUGHES)**

**ITEM 5**

**Subdivision - Hastings, Lyndsay – 73 Brackett Road** – a request for approval to split a lot at 73 Brackett Road. Zoned SR, Map 28, Lot 23. The applicant is represented by Andrew Morrell, P.E. with BH2M.

**DISCUSSED, TWO WAIVERS APPROVED, AND POSTPONED – 6 AYES (THOMAS HUGHES ABSENT)**

**ITEM 6**

**Discussion - Subdivision - Jones, Ricky – 36 Middle Jam Road** – a request for approval of 4 lot conventional residential subdivision at 36 Middle Jam Road. Zoned SR and Shoreland, Map 97, Lot 37. The applicant is represented by Jayson Haskell, P.E. with DM Roma Consulting Engineers.  
**DISCUSSED**

<b>OTHER BUSINESS</b>	<b>MOUNTAIN TRAIL MEADOW SITEWALK TO BE SCHEDULED</b>
<b>ANNOUNCEMENTS</b>	<b>NONE</b>
<b>ADJOURNMENT</b>	<b>10:35 P.M.</b>