

	<p style="text-align: right;">Community Development Planning Division</p> <p style="text-align: right;">Thomas M. Poirier, <i>Director of Community Development</i> tpoirier@gorham.me.us Carol Eyerman, <i>Town Planner</i> ceverman@gorham.me.us Damon Yakovleff, <i>Assistant Town Planner</i> dyakovleff@gorham.me.us</p>
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GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620

GORHAM PLANNING BOARD MEETING JANUARY 8, 2024

Results

APPROVAL OF THE DECEMBER 4, 2023 PLANNING BOARD MINUTES – APPROVED, 6 AYES, 1 ABSENT (FRANK)

ELECTION OF PLANNING BOARD SECRETARY – DAVID BURROWS ELECTED, 6 AYES, 1 ABSENT (FRANK)

- ITEM 1 Public Hearing – Land Use and Development Code Amendment – Access Management – proposed amendment to the Land Use and Development Code to revise standards for curb cuts on arterials and designated collectors consistent with the Town’s Comprehensive Plan. **DISCUSSED AND MOVED TO SEND TO TOWN COUNCIL WITH A RECOMMENDATION FOR ADOPTION OF THE PROPOSED AMENDMENT AS REVISED BY THE PLANNING BOARD. 6 AYES, 1 ABSENT (FRANK)****
- ITEM 2 Public Hearing – Site Plan - Core X Partners – Cold Storage Warehouse - a request to construct a cold storage warehouse building consisting of freezer warehouse space, office space, cold docks and battery charging and material handling equipment storage on Main Street. Zoned I. Map 30, Lot 1. Represented by Chris Taylor, P.E. from Sebago Technics. **DISCUSSED AND MOVED TO GRANT APPROVAL FOR THE REQUEST WITH CONDITIONS OF APPROVAL AS DRAFTED BY THE TOWN PLANNER AND AS AMENDED BY THE PLANNING BOARD. 6 AYES, 1 ABSENT (FRANK)****
- ITEM 3 Public Hearing - Gravel Pit Expansion - Shaw Brothers Construction, Inc – Brickyard Quarry Expansion – a request to extend the northerly property line buffer into acquired property and to excavate ledge within 150 ft where blasting was not previously permitted on Moser Road. Zoned I. Map 31, Lot 15. Represented by Shawn Frank with Sebago Technics. **DISCUSSED AND MOVED TO SEND THIS ITEM TO THE FEBRUARY 5, 2024 PLANNING BOARD MEETING CONSENT AGENDA. 6 AYES, 1 ABSENT (FRANK)****
- ITEM 4 Public Hearing - Site Plan - Novel Energy Solutions – Dyer Road Solar – a request for approval to construct a 700 kW community solar array and associated infrastructure on Dyer Road. M69, L1-1. Zoned UREXP. Applicant is self-represented. **DISCUSSED AND MOVED TO GRANT APPROVAL FOR THE REQUEST WITH CONDITIONS OF APPROVAL AS DRAFTED BY THE TOWN PLANNER. 6 AYES, 1 ABSENT (FRANK)****
- ITEM 5 Discussion – Sketch Plan - Hartwell, Jocelia – Great Falls Road Subdivision – a request for approval of a 3-lot residential subdivision on Great Falls Road. Zoned SR-MH. Map 89, Lot 65. Represented by Andrew Morrell, P.E. with BH2M. **DISCUSSED****

ADJOURNMENT 927 PM - 6 AYES, 1 ABSENT (FRANK)