

	<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
MARCH 4, 2024**

RESULTS

APPROVAL OF THE FEBRUARY 5, 2024 PLANNING BOARD MINUTES – APPROVED WITH REVISIONS, 7 AYES.

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- A** **Private Way - Cummings, Dakota - 59 Wood Road** – a request to construct a private way to serve a single-family house lot. Map 54, Lot 16. Zoned R. The applicant is represented by Andrew Morrell, P.E., with BH2M. **DISCUSSED AND MOVED TO GRANT APPROVAL FOR THE REQUEST WITH CONDITIONS OF APPROVAL AS DRAFTED BY THE TOWN PLANNER. 7 AYES.**
- B** **Private Way Amendment – Gushee, Grant – Gushee Drive** – a request to reduce depth of unimproved land behind an existing hammerhead. Map 75, Lot 2.004. Zoned SR-MH. The applicant is represented by David Gushee. **DISCUSSED AND MOVED TO GRANT APPROVAL FOR THE REQUEST WITH CONDITIONS OF APPROVAL AS DRAFTED BY THE TOWN PLANNER. 6 AYES, 1 OPPOSED (BENSON).**
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- ITEM 1** **Public Hearing – Site Plan & Subdivision Amendment – Moody’s Co-Worker Owned, Inc. – Moody’s Truck Center** – a request for approval to divide Lot 3 on Raceway Drive into Lots 3 and 4, and to develop Lot 4 into a 27,600 sf truck repair facility. Map 39, Lot 2.003. Zoned NMUD. The applicant is represented by Shawn Frank, P.E., with Sebago Technics. **DISCUSSED AND MOVED TO PLACE THE ITEM ON CONSENT AGENDA OF THE NEXT AVAILABLE PLANNING BOARD MEETING. 7 AYES.**
- ITEM 2** **Public Hearing – Site Plan – GenX Capital Partners, LLC. – Luxury Motor Toys** – a request for site plan approval for 40 condominium garage units with associated clubhouse. Zoned OCI. Map 34, Lot 3.003. Represented by Jon Whitten, Jr., P.E. with Haley Ward. **DISCUSSED AND MOVED TO TABLE THE ITEM UNTIL WAIVERS AS REQUESTED OR MUTUALLY AGREED UPON ARE SUBMITTED. 6 AYES, 1 OPPOSED (BENSON).**
- ITEM 3** **Discussion – Land Use and Development Code Amendment – LD 2003** – proposed amendment to the Land Use and Development Code to allow for unit bonuses for affordable housing in the Town’s growth areas as required by 30-A MRSA §4364, also known as “LD 2003”. **DISCUSSED AND MOVED TO SEND THE PROPOSED AMENDMENT TO THE LAND USE AND DEVELOPMENT CODE TO THE NEXT AVAILABLE PLANNING BOARD MEETING FOR PUBLIC HEARING. 7 AYES.**
- ITEM 4** **Discussion – Land Use and Development Code Amendment – Floodplain** – proposed amendment to the Land Use and Development Code to remain in compliance with the National Flood Insurance Program. **DISCUSSED AND MOVED TO SEND THE PROPOSED AMENDMENT TO THE LAND USE AND DEVELOPMENT CODE TO THE NEXT AVAILABLE PLANNING BOARD MEETING FOR PUBLIC HEARING. 7 AYES.**
- ITEM 5** **Discussion – Land Use and Development Code Amendment – Zoning Map Amendment** – proposed amendment to the Land Use and Development Code to rezone lots on Preble Street from UR to OR. **DISCUSSED AND MOVED TO SEND THE PROPOSED AMENDMENT TO THE LAND USE AND DEVELOPMENT CODE TO THE NEXT AVAILABLE PLANNING BOARD MEETING FOR PUBLIC HEARING. 7 AYES.**



Community Development Planning Division

Thomas M. Poirier, *Director of Community Development*
tpoirier@gorham.me.us

Carol Eyerman, *Town Planner*
ceverman@gorham.me.us

Damon Yakovleff, *Assistant Town Planner*
dyakovleff@gorham.me.us

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- ITEM 6** **Discussion – Site Plan & Subdivision Pre-Application – Troiano Properties, LLC.** – **The Residences at Gorham Country Club** – a request for approval to construct a mixed-use development on McLellan Road. Map 7, Lot 18. Zoned SGXR. The applicant is represented by Daniel Riley, P.E., with Sebago Technics. **DISCUSSED.**
- ITEM 7** **Discussion – Site Plan Pre-Application – Calito Development Group** – **Dry Goods Retail Store** – a request to construct a dry goods retail store and associated infrastructure on the corner of Ossippee Trail and Dingley Springs Road. Map 77, Lot 5. Zoned RC. The applicant is represented by Stephen J. Haight, P.E., with Civilworks New England. **DISCUSSED.**
- ITEM 8** **Discussion – Private Way – Greg McCormack** – **Samantha Drive** – A request for approval to construct a 323 ft private way to serve a future single family house lot. M104, Lot 10.003, Map 24, Lot 7.004 and. Zoned UR. The applicant is represented by Andrew S. Morrell, P.E. with BH2M. **DISCUSSED AND MOVED TO PLACE ITEM ON THE CONSENT AGENDA OF THE NEXT AVAILABLE PLANNING BOARD MEETING.**
- ITEM 9** **Discussion – Preliminary Subdivision – Gary & Megan Jordan** – **Guardian Estates** – a request for approval to construct 12 single family house lots with two additional lots that will support up to four units each on Waterhouse Road. Map 18, Lot 5.001. Zoned UREX. The applicant is represented by Austin G. Fagan, P.E., with BH2M. **THE ITEM WAS NOT TAKEN UP DUE TO THE PLANNING BOARD LATENESS RULE AND WILL BE SCHEDULED FOR THE SECOND MONTHLY PLANNING BOARD MEETING ON MARCH 26.**
- ITEM 10** **Discussion – Subdivision Pre-Application – JDP, LLC.** – **North Gorham Road Subdivision** – a request for approval to construct a 6-lot single family subdivision. Map 92, Lot 25. Zoned SR. The applicant is represented by Owens McCullough, P.E., with Sebago Technics. **THE ITEM WAS NOT TAKEN UP DUE TO THE PLANNING BOARD LATENESS RULE AND WILL BE SCHEDULED FOR THE SECOND MONTHLY PLANNING BOARD MEETING ON MARCH 26.**

ADJOURNMENT 1001pm