

	<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 PLANNING BOARD MEETING
MARCH 26, 2024**

RESULTS

APPROVAL OF THE FEBRUARY 26, 2024 PLANNING BOARD MINUTES – APPROVED WITH REVISIONS, 5 AYES 1 ABSTAIN (WALSH) 1 ABSENT (BENSON).

- ITEM 1 Public Hearing – 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 OF THE LAND USE AND DEVELOPMENT CODE WITH THE MAP TO THE TOWN COUNCIL WITH RECOMMENDATION FOR APPROVAL. 6 AYES 1 NAY (BENSON).****
- ITEM 2 Public Hearing – 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 WITH FINAL EDITS OF THE LAND USE AND DEVELOPMENT CODE TO THE TOWN COUNCIL WITH RECOMMENDATION FOR APPROVAL. 7 AYES.****
- ITEM 3 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 OF THE LAND USE AND DEVELOPMENT CODE TO THE NEXT AVAILABLE PLANNING BOARD WORKSHOP OR MEETING PENDING STAFF REVIEW. 7 AYES.****
- ITEM 4 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. **DISCUSSED AND MOVED TO GRANT PRELIMINARY SUBDIVISION APPROVAL. 6 AYES 1 NAY (HAGER).****
- ITEM 5 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. **DISCUSSED AND MOVED TO GRANT WAIVERS FOR HYDROGEOLOGICAL SURVEYS AND CLASS A SOIL SURVEY. 7 AYES.****

ADJOURNMENT 916pm