



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

JULY 11, 2022

RESULTS

APPROVAL OF THE JUNE 6, 2022 AND JUNE 13, 2022 MEETING MINUTES
APPROVED 6 AYES, 1 ABSTAIN (SCOTT HERRICK)

CONSENT AGENDA

A **Subdivision Amendment - McCormack, Gregory** – a request to amend lot 6 in the approved Deerfield Drive and Maplewood subdivision, to reduce the lot size. The remainder of the lot will be deeded to the applicants abutting lot. Zoned, UR. Map 104, Lot 23, 10-3, 30. The applicant is represented by Andrew Morrell, P.E., with BH2M.

DISCUSSED AND APPROVED – 7 AYES

B **Site Plan – Leaf Labs, LLC** – a request for approval of a 40,900 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 APPROVED – 6 AYES, 1 ABSTAIN (SCOTT HERRICK)

ITEM 1 **Public Hearing – Land Use and Development Code Amendment – Mobile Vending** – a proposed amendment to the Land Use and Development Code to allow for mobile food vendors to operate in the Little Falls Village area.

DISCUSSED AND REFERRED TO TOWN COUNCIL WITH A RECOMMENDATION TO ADOPT – 7 AYES

ITEM 2 **Public Hearing – Land Use and Development Code Amendment – Outdoor Dining** – a proposed amendment to the Land Use and Development Code to make certain COVID 19 exemptions permanent in relation to outdoor dining.

DISCUSSED AND REFERRED TO TOWN COUNCIL WITH A RECOMMENDATION TO ADOPT – 7 AYES

ITEM 3 **Public Hearing – Land Use and Development Code Amendment** – a proposed amendment to the Land Use and Development Code to allow for heavy equipment sales and service in the Industrial and Roadside Commercial Zoning District.

DISCUSSED AND REFERRED TO TOWN COUNCIL WITH A RECOMMENDATION TO ADOPT – 7 AYES

ITEM 4 **Preliminary and Final Subdivision – Jones, Ricky** – a request for approval of a 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, ONE WAIVER GRANTED, THE OTHER DISCUSSED. PRELIMINARY APPROVAL GRANTED – 7 AYES

ITEM 5 **Subdivision Amendment – Colpitts, Julie** – a request for approval to amend the approved Blueberry Ridge Subdivision, to reduce the number of lots from 29 to 5. Zoned R, Map 54, Lots 4-8 through 4-29. The applicant is represented by Andrew Morrell, PE, with BH2M.

DISCUSSED AND MOVED TO PLACE ON FUTURE CONSENT AGENDA – 7 AYES



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- ITEM 6** **Subdivision Amendment and Private Way – Moore, Peter** — a request for approval to amend the approved Tannery Brook Subdivision to extend the right of way and approve a private way to access lot 14 in Tannery Brook Subdivision. Zoned, SR. Map 47, Lot 26. The applicant is represented by Shawn Frank, PE, with Sebago Technics, Inc.
DISCUSSED AND APPROVED – 7 AYES
- ITEM 7** **Pre-Application Discussion - Jordan, Megan and Gary** – request for approval of a 5-lot subdivision and 670 foot private way off Old Orchard Road. Zoned R, Map 57, Lot 19. The applicant is represented by Austin Fagan, P.E., with BH2M.
DISCUSSED
- ITEM 8** **Discussion – Land Use and Development Code and Zoning Map Amendment - South Gorham Commercial Corridor** – proposed amendments to the Land Use and Development Code and Zoning Map for the area of South Gorham.
DISCUSSED AND REFERRED TO THE PLANNING BOARD’S COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE – 7 AYES
- ITEM 9** **Planning Board Zoom Policy**
DISCUSSED AND ADOPTED – 7 AYES
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| OTHER BUSINESS | NONE |
| ANNOUNCEMENTS | NONE |
| ADJOURNMENT | 9:23 P.M. |