



## Community Development Planning Division

Thomas M. Poirier, *Director of Community Development*

[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)

Carol Eyerman, *Town Planner*

[ceyerman@gorham.me.us](mailto:ceyerman@gorham.me.us)

---

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620

### GORHAM PLANNING BOARD MEETING

AUGUST 1, 2022

### RESULTS

#### APPROVAL OF THE JULY 11, 2022 PLANNING BOARD MINUTES

APPROVED 4 AYES, 3 ABSENT (SCOTT HERRICK, DAVID BURROWS, VINCENT GRASSI)

- 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 MOVED TO REFER TO TOWN COUNCIL WITH A RECOMMENDATION TO ADOPT. MOTION FAILED. 2 AYES, 2 NAYS (RUSSELL FRANK, SEVEN SEIGEL), 3 ABSENT (SCOTT HERRICK, DAVID BURROWS, VINCENT GRASSI)**
- ITEM 2     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.  
**ITEM #2 TABLED 4 AYES, 3 ABSENT (SCOTT HERRICK, DAVID BURROWS, VINCENT GRASSI).**
- ITEM 3     Final Subdivision – Jones, Ricky** – a request for final plan 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.  
**WAIVER GRANTED AND FINAL SUBDIVISION APPROVAL GRANTED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL. 4 AYES, 3 ABSENT (SCOTT HERRICK, DAVID BURROWS, VINCENT GRASSI).**
- ITEM 4     Subdivision Amendment and Private Way – Davenport, James - 375 Fort Hill Road** – a request for approval of a 1 lot private way located within the Fort Hill Road Subdivision for Kirk Nadeau. Zoned R, Map 65, Lot 3-1. The applicant is represented by Andrew Morrell, P.E. with BH2M.  
**ITEM #4 TABLED 4 AYES, 3 ABSENT (SCOTT HERRICK, DAVID BURROWS, VINCENT GRASSI).**
- ITEM 5     Discussion – Project Status Update – Chase Custom Homes** – a status update on the request for approval of Sawyer Estates, a 118 lot residential subdivision on 103.59 acres, on property located off South Street. Zoned R/ SR, Map 21, Lot 10, 16 and 17.16. The applicant is represented by Andrew Morrell, P.E., with BH2M.  
**DISCUSSED**

<b>OTHER BUSINESS</b>	<b>NONE</b>
<b>ANNOUNCEMENTS</b>	<b>NONE</b>
<b>ADJOURNMENT</b>	<b>9:40 P.M.</b>