



**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**

**NOVEMBER 7, 2022**

**RESULTS**

**APPROVAL OF THE OCTOBER 3, 2022 PLANNING BOARD MINUTES**

**APPROVED 5 AYES, 1 ABSTAIN (JIM ANDERSON), 1 ABSENT (SCOTT HERRICK)**

- ITEM 1**      **Discussion – Land Use and Development Code and Zoning Map Amendment - South Gorham Crossroads** – a proposed amendment to the Land Use and Development Code and Zoning Map, to adopt the South Gorham Crossroads District.  
**DISCUSSED AND MOVED TO PLANNING BOARD PUBLIC HEARING. 6 AYES, 1 ABSENT (SCOTT HERRICK)**
- ITEM 2**      **Discussion – Land Use and Development Code and Zoning Map Amendment - Phase 3, Village Expansion** – a proposed amendment to the Land Use and Development Code regarding Phase 3 of the Village Expansion District.  
**DISCUSSED AND MOVED TO PLANNING BOARD PUBLIC HEARING. 6 AYES, 1 ABSENT (SCOTT HERRICK)**
- ITEM 3**      **Discussion – Land Use and Development Code Amendment – Accessory Dwelling Units** – a proposed amendment to the Land Use and Development Code to bring the Town’s standards into conformance with the State of Maine’s LD 2003, regarding Accessory Dwelling Units.  
**DISCUSSED AND MOVED TO PLANNING BOARD PUBLIC HEARING. 6 AYES, 1 ABSENT (SCOTT HERRICK)**
- ITEM 4**      **Discussion – Contract Zone – Marland, Miranda and Michelle** – a request for a contract zone for 253 New Portland Road, specifically related to the setback requirements for dog kennels under the Land Use and Development Code. Zoned, R-MH. Map 29, Lot 4.001. The applicant is represented by Brandon Mazer, Esq., with Perkins Thompson.  
**DISCUSSED AND MOVED TO PLANNING BOARD ORDINANCE COMMITTEE. 6 AYES, 1 ABSENT (SCOTT HERRICK)**
- ITEM 5**      **Public Hearing – Site Plan Amendment - Gorham, Town, School Department** – a request for approval to add an additional modular building to the Narragansett School. The modular building will consist of 8 modular classrooms, bathrooms and office space. Zoned, OR & UR. Map 26, Lot 4. The applicant is represented by Owens McCullough, P.E., with Sebago Technics, Inc.  
**DISCUSSED, SPECIAL EXCEPTIOIN GRANTED. APPROVAL GRANTED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL. 6 AYES, 1 ABSENT (SCOTT HERRICK)**
- ITEM 6**      **Master Sign Plan Amendment - ABBA Investment Realty, LLC – Village Mall** - a request for approval to amend the master sign plan to include an additional 3’ x 12’ sign between Goodwill and Burger King. Zoned OC. Map 102, Lot 144 and 146. The applicant is self-represented.  
**DISCUSSED AND APPROVAL GRANTED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL. 6 AYES, 1 ABSENT (SCOTT HERRICK)**



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- ITEM 7**      **Subdivision and Private Way - JDP, LLC** – a request for approval of a residential subdivision and private way off Buck Street. Zoned SR, Map 76, Lot 42. The applicant is represented by Owens McCullough, P.E., with Sebago Technics, Inc.  
**DISCUSSED AND APPROVAL GRANTED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL. 6 AYES, 1 ABSENT (SCOTT HERRICK)**
- ITEM 8**      **Subdivision - Hastings, Lyndsay** – a request for approval to split a lot at 73 Brackett Road. Zoned, SR, Map 28, Lot 23. The applicant is represented by Andrew Morrell, P.E., with BH2M.  
**DISCUSSED, WAIVER AND PRELIMINARY AND FINAL APPROVAL GRANTED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL. 6 AYES, 1 ABSENT (SCOTT HERRICK)**
- ITEM 9**      **Private Way - Correale, Anthony** – a request for a proposed private way off the end of Libby Ave. Zoned, SR. Map 50, Lot 12-2. The applicant is represented by David C. St. Clair Jr., P.L.S., St. Clair Associates.  
**DISCUSSED AND TABLED. 6 AYES, 1 ABSENT (SCOTT HERRICK)**
- ITEM 10**      **Pre-Application Discussion – Site Plan and Subdivision Amendment - Francois, James** – a request for approval for a mixed use building, located at 560 Main Street. Zoned MC, Map 32, Lot 24. The applicant is represented by Andrew Morrell, P.E., with BH2M.  
**DISCUSSED.**
- ITEM 11**      **Pre-Application Discussion - Registe, Jahrel – Wood Road Subdivision and Private Way Ext.** – a request for a subdivision and private way extension off Wood Road and Daisy Lane. Zoned, Rural. Map 54 Lot 9-3. The applicant is represented by Peter Dalfonso, P.E., with Dalfonso Engineering.  
**DISCUSSED**
- OTHER BUSINESS**                      **NONE**  
**ANNOUNCEMENTS**                **NONE**  
**ADJOURNMENT**                      **10:06 PM**