



**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**

**JANUARY 9, 2023**

**Results**

**APPROVAL OF THE DECEMBER 5, 2022 PLANNING BOARD MINUTES**

**APPROVED 5 AYES, 1 ABSTAIN (DAVID WALSH), 1 ABSENT (SCOTT HERRICK)**

**ITEM 1      Public Hearing – Contract Zone – Marland, Miranda and Michelle** – a request for a contract zone for 253 New Portland Road, specifically related requirements for dog kennels. Zoned, SR. Map 29, Lot 4.001.

**DISCUSSED AND MOVED TO REFER TO TOWN COUNCIL WITH A  
RECOMMENDATION FOR ADOPTION. 6 AYES, 1 ABSENT (SCOTT HERRICK)**

**ITEM 2      Public Hearing – Site Plan Amendment - COAH Building, LLC – ServPro Building Addition -**  
a request for approval to construct a 4,500 s.f. building addition at 9 Hutcherson Drive. Zoned, I. Map 12, Lot 23-3.

**DISCUSSED AND MOVED TO PLACE SITE PLAN APPROVAL ON CONSENT AGENDA  
FOR FEBRUARY 6, 2023 PLANNING BOARD MEETING. 6 AYES, 1 ABSENT (SCOTT  
HERRICK)**

**ITEM 3      Subdivision - Town of Gorham, Gorham Industrial Park - West Campus** – a request for approval of a subdivision for the Industrial Park. Zoned, I. Map 30, Lot 1, Map 29, Lots 1 and 20.

**DISCUSSED AND MOVED TO PLACE SITE PLAN APPROVAL ON CONSENT AGENDA  
FOR FEBRUARY 6, 2023 PLANNING BOARD MEETING. 6 AYES, 1 ABSENT (SCOTT  
HERRICK)**

**ITEM 4      Private Way - Correale, Anthony** – a request for a proposed private way off the end of Libby Ave. Zoned, SR. Map 50, Lot 12-2.

**DISCUSSED, WAIVER AND APPROVAL GRANTED WITH FINDINGS OF FACT AND  
CONDITIONS OF APPROVAL. 6 AYES, 1 ABSENT (SCOTT HERRICK)**

**ITEM 5      Pre-Application Discussion – Subdivision - Shirley Newton, LLC** – a request for approval of a 13-lot residential subdivision on 38 acres off Shirley Lane and an extension of Shirley Lane. Zoned, URExp. Map 8, Lot 10.

**DISCUSSED.**

**ITEM 6      Pre-Application Discussion – Site Plan - RLS Complete** – a request to construct a 104,300 sf cold storage warehouse with access drive and associated infrastructure. Zoned, I. Map 30, Lot 1.

**DISCUSSED.**

**ITEM 7      Pre-Application Discussion – Site Plan - Patriot Holdings, LLC** – a request for approval to construct an approximately 10,000 sf building for commercial retail and twelve 8,000 sf self-storage buildings. Zoned, RC. Map 77, Lot 5.

**DISCUSSED.**

**ITEM 8      Discussion – Zoning Map and Land Use and Development Code Amendment - White Rock Mixed Use** – a request to amend the Zoning Map and Land Use and Development Code, to implement the Comprehensive Plan, to create the White Rock Mixed-Use District.



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**DISCUSSED AND MOVED TO SEND TO THE PLANNING BOARD COMPREHENSIVE  
PLAN IMPLEMENTATION COMMITTEE. 6 AYES, 1 ABSENT (SCOTT HERRICK)**

**ITEM 9**      **Discussion – Land Use and Development Code Amendment - Recreation Impact Fees** - a request to amend the Land Use and Development Code regarding Recreation Impact Fees and the expansion of eligible projects.

**DISCUSSED AND MOVED TO SEND TO THE PLANNING BOARD ORDINANCE  
COMMITTEE. 6 AYES, 1 ABSENT (SCOTT HERRICK)**

**OTHER BUSINESS  
ANNOUNCEMENTS  
ADJOURNMENT**

**NONE  
NONE  
9:30 PM**