



**Community Development  
Planning Division**

Thomas M. Poirier, *Director of Community Development*

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

Carol Eyerman, *Town Planner*

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

Damon Yakovleff, *Assistant Town Planner*

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

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

Tel: 207-222-1620

**GORHAM PLANNING BOARD MEETING  
FEBRUARY 6, 2023**

**Results**

**JANUARY 9, 2023 PLANNING BOARD MINUTES:**

**MINUTES WILL BE AVAILABLE FOR REVIEW AT THE MARCH 6, 2023 PLANNING BOARD MEETING**

**CONSENT AGENDA**

**A            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. The applicant is represented by Craig Burgess, P.E., with Sebago Technics, Inc.  
**REMOVED FROM CONSENT AGENDA - 6 AYES, 1 ABSENT (SCOTT HERRICK).  
DISCUSSED AND APPROVAL GRANTED WITH FINDINGS OF FACT AND  
CONDITIONS OF APPROVAL - 6 AYES, 1 ABSENT (SCOTT HERRICK).****

**B            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. The applicant is represented by Mike Zarba, P.E., with SLR International Corp.  
**REMOVED FROM CONSENT AGENDA - 6 AYES, 1 ABSENT (SCOTT HERRICK).  
DISCUSSED AND APPROVAL GRANTED WITH FINDINGS OF FACT AND  
CONDITIONS OF APPROVAL - 6 AYES, 1 ABSENT (SCOTT HERRICK).****

---

**ITEM 1            Public Hearing – Land Use and Development Code and Zoning Map Amendment – Agricultural Industrial District – a proposed amendment to the Land Use and Development Code and Zoning Map, to implement the Comprehensive Plan, by revising the zoning from Rural to Agricultural Industrial as well as rezoning Rural and Suburban Residential to Urban Residential.  
**DISCUSSED AND MOVED TO REFER TO TOWN COUNCIL WITH A  
RECOMMENDATION FOR ADOPTION. 6 AYES, 1 ABSENT (SCOTT HERRICK).****

**ITEM 2            Public Hearing – Special Exception - Seedlings to Sunflowers – a request for special exception to locate a daycare center and community café at 3 Industrial Parkway. Zoned RC, Map 12, Lot 26-7. The applicant is self-represented.  
**DISCUSSED AND APPROVAL GRANTED WITH FINDINGS OF FACT AND  
CONDITIONS OF APPROVAL - 6 AYES, 1 ABSENT (SCOTT HERRICK).****

**ITEM 3            Discussion – Private Way Pre-Application – McCormack, Gregory – a request for approval of a private way utilizing the Samantha Drive right-of-way. Zoned, UR. Map 104, Lot 10-3 & M24, Lot 7-4. The applicant is represented by Andrew Morrell, P.E., with BH2M.  
**DISCUSSED.****

**ITEM 4            Discussion – Land Use and Development Code Amendment – Chapter 2, Section 2-14 – a proposed amendment to the Land Use and Development Code Chapter 2, Section 2-14 regarding dog kennel standards.**



**Community Development  
Planning Division**

Thomas M. Poirier, *Director of Community Development*

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

Carol Eyerman, *Town Planner*

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

Damon Yakovleff, *Assistant Town Planner*

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

---

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

Tel: 207-222-1620

**DISCUSSED AND MOVED TO SEND THE PROPOSED ORDINANCE AMENDMENT TO THE NEXT AVAILABLE PLANNING BOARD MEETING FOR A PUBLIC HEARING. 6 AYES, 1 ABSENT (SCOTT HERRICK).**

**ITEM 5**

**Discussion – Land Use and Development Code Amendment – Phase 4, Village Expansion** – a proposed amendment regarding phase 4 of the Village Expansion District, in the area between the Gorham By-Pass and South Street.

**DISCUSSED AND MOVED TO SEND THE PROPOSED ZONING MAP AMENDMENT TO THE NEXT AVAILABLE PLANNING BOARD MEETING FOR A PUBLIC HEARING. 6 AYES, 1 ABSENT (SCOTT HERRICK).**

**OTHER BUSINESS  
ANNOUNCEMENTS  
ADJOURNMENT**

**NONE  
NONE  
8:45 PM**