



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

March 6, 2023

RESULTS

CONSENT AGENDA

- A **Kurt Seiferth - Private Way – Lisa’s Point** - a request for re-approval of a 2-6 lot private way off Hurricane Road, Lisa’s Point. Zoned R, Map 94, Lot 4-2. Applicant is represented by Dustin Roma, P. E., with DM Roma Consulting Engineers.
DISCUSSED AND APPROVAL GRANTED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL - 4 AYES, 3 ABSENT (DAVID WALSH, VINCENT GRASSI, SCOTT HERRICK).

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- ITEM 1 **Public Hearing – Land Use and Development Code and Zoning Map 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 REFER TO TOWN COUNCIL WITH A RECOMMENDATION FOR ADOPTION. 4 AYES, 3 ABSENT (DAVID WALSH, VINCENT GRASSI, SCOTT HERRICK).**
- ITEM 2 **Public Hearing – 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. **DISCUSSED AND MOVED TO REFER TO TOWN COUNCIL WITH A RECOMMENDATION FOR ADOPTION. 4 AYES, 3 ABSENT (DAVID WALSH, VINCENT GRASSI, SCOTT HERRICK).**
- ITEM 3 **Public Hearing – Land Use and Development Code Amendment - Recreation Impact Fees** - a proposed amendment to the Land Use and Development Code regarding Recreation Impact Fees and the expansion of eligible projects. **DISCUSSED AND MOVED TO REFER TO TOWN COUNCIL WITH A RECOMMENDATION FOR ADOPTION. 4 AYES, 3 ABSENT (DAVID WALSH, VINCENT GRASSI, SCOTT HERRICK).**
- ITEM 4 **Public Hearing – Land Use and Development Code Amendment – Chapter 1 Section 1-24** – a proposed amendment to the Land Use and Development Code regarding the addition of agricultural uses into the Urban Residential (Village) Expansion Zoning District. **DISCUSSED AND MOVED TO REFER TO TOWN COUNCIL WITH A RECOMMENDATION FOR ADOPTION. 4 AYES, 3 ABSENT (DAVID WALSH, VINCENT GRASSI, SCOTT HERRICK).**
- ITEM 5 **Public Hearing – Special Exception – Creative Explorations** – a request for special exception to locate a daycare center at 341 Main Street. Zoned OR, Map 108, Lot 33. The applicant is represented by David Willis, with Willis Real Estate. **DISCUSSED AND APPROVAL GRANTED WITH FINDINGS OF FACT AND CONDITIONS OF APPROVAL. 4 AYES, 3 ABSENT (DAVID WALSH, VINCENT GRASSI, SCOTT HERRICK).**
- ITEM 6 **Public Hearing – Special Exception – Katelvn Cain** – a request for special exception to locate a daycare center at 249 County Road. Zoned R, Map 15, Lot 25. The applicant is represented by Patrick Donahue. **DISCUSSED AND APPROVAL GRANTED WITH FINDINGS OF FACT**



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AND CONDITIONS OF APPROVAL. 4 AYES, 3 ABSENT (DAVID WALSH, VINCENT GRASSI, SCOTT HERRICK).

ITEM 7

Preliminary Subdivision Application - Shirley Newton, LLC – a request for approval of a 13-lot residential subdivision on 38 acres off Shirley Lane and a connection of Shirley Lane and Newton Drive. Zoned, URExp. Map 8, Lot 10. The applicant is represented by Charles Burnham, P.E.
DISCUSSED AND MOTION TO POSTPONE PRELIMINARY SUBDIVISION APPROVAL PENDING RESPONSES TO REMAINING ISSUES AND FURTHER REVIEW BY THE PLANNING BOARD. 4 AYES, 3 ABSENT (DAVID WALSH, VINCENT GRASSI, SCOTT HERRICK).

ADJOURNMENT 8:47 PM