



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 APRIL 1, 2024

RESULTS

ELECTION OF OFFICERS

A. Planning Board Chair

JAMES HAGER ELECTED PLANNING BOARD CHAIR. 5 AYES, 1 ABSTENTION (Hager), 1 ABSENT (Frank).

B. Planning Board Vice Chair

WILLIAM BENSON ELECTED PLANNING BOARD VICE CHAIR. 5 AYES, 1 ABSTENTION (Benson), 1 ABSENT (Frank).

C. Planning Board Secretary

DAVID BURROWS ELECTED PLANNING BOARD SECRETARY. 5 AYES, 1 ABSTENTION (Burrows), 1 ABSENT (Frank).

- ITEM 1** **Public Hearing – Zoning Map Amendment – District Changes** – Proposed amendment to the Zoning Map to change Map 8, Lot 10 from the Urban Residential Expansion District to the South Gorham Crossroads District. **DISCUSSED AND MOVED TO SEND THE PROPOSED MAP AMENDMENT TO THE TOWN COUNCIL WITH RECOMMENDATION FOR APPROVAL. 4 AYES 1 NAY (Delaney) 1 RECUSED (Hager).**
- ITEM 2** **Public Hearing – Land Use and Development Code Amendment – Home Occupation Standards** – Proposed amendment to the Land Use and Development Code that would create a village home occupation overlay district and amend home occupation standards. **DISCUSSED AND MOVED TO SEND THE PROPOSED AMENDMENT OF THE LAND USE AND DEVELOPMENT CODE TO THE TOWN COUNCIL WITH RECOMMENDATION FOR APPROVAL. 6 AYES**
- ITEM 3** **Public Hearing – Land Use and Development Code Amendment – Sewer Impact Fees** – Proposed amendment to the Land Use and Development Code that would create a sewer impact fee for parts of Main Street. **DISCUSSED AND MOVED TO SEND THE PROPOSED AMENDMENT OF THE LAND USE AND DEVELOPMENT CODE TO THE TOWN COUNCIL WITH RECOMMENDATION FOR APPROVAL. 6 AYES**
- ITEM 4** **Public Hearing – Land Use and Development Code Amendment – Private Way Standards** – proposed amendment to the Land Use and Development Code that would replace one lot private way standards with backlot standards. **DISCUSSED AND MOVED TO SEND THE PROPOSED AMENDMENT OF THE LAND USE AND DEVELOPMENT CODE TO THE TOWN COUNCIL WITH RECOMMENDATION FOR APPROVAL. 6 AYES**
- ITEM 5** **Public Hearing – Land Use and Development Code Amendment – Parking Standards** – Proposed amendment to the Land Use and Development Code to revise parking standards to incorporate standards for shared parking and on street parking in lieu of on-site parking requirements. **THIS ITEM WAS TABLED BY STAFF PRIOR TO THE MEETING.**
- ITEM 6** **Discussion – Subdivision Amendment – Park South Condominium Owners Association and Nicholas and Jenny Flagg. – Park South Amendment** – a request to exchange a 2,185sq ft (Parcel A) for two Parcels (B and C) 438sq ft and 16,000.1sq ft within Park South. Parcel A to be dedicated to the Town of Gorham as a Public Way. Map 24, Lot 10 and 17. Zoned UREXP. The applicant is represented by Stephen M. Selleck, President of Park



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South Condominium Owners Association. **DISCUSSED AND MOVED TO GRANT SUBDIVISION AMENDMENT APPROVAL WITH CONDITIONS. 6 AYES.**

ITEM 7 **Discussion – Site Plan Amendment – Cottage Advisors ME, LLC.** – Pheasant Knoll Impact Fees – a request to waive School Impact Fees for the Subdivision. Zoned CZ Kasprzak. Map 46, Lot 11.4. Represented by Robert Georgitis with Maine Planning Associates. **DISCUSSED AND MOVED TO TABLE RECREATIONAL AND OPEN SPACE VOTE PENDING ADDITIONAL INFORMATION FROM STAFF. 5 AYES 1 RECUSED (WALSH); DISCUSSED AND MOVED TO ALLOW FUTURE PERMITTED DWELLING UNIT CONSTRUCTION TO BE EXEMPT FROM THE MIDDLE SCHOOL IMPACT FEE. 1 AYES (NICHOLS) 4 NAYS 1 RECUSED (WALSH)**

ITEM 8 **Discussion – Site Plan – GenX Capital Partners, LLC.** – Luxury Motor Toys – a request for site plan approval for 40 condominium garage units with associated clubhouse. Zoned OCI. Map 34, Lot 3.003. Represented by Jon Whitten, Jr., P.E. with Haley Ward. **DISCUSSED AND MOVED TO GRANT WAIVER FROM SIDEWALKS TO DEVELOPMENT. 6 AYES; DISCUSSED AND MOVED TO GRANT SITE PLAN APPROVAL WITH CONDITIONS. 6 AYES**

ADJOURNMENT 9:34 pm