



**Community Development
Planning Division**

Thomas M. Poirier, *Director of Community Development*
tpoirier@gorham.me.us
Carol Eyerman, *Town Planner*
ceyerman@gorham.me.us
Damon Yakovleff, *Assistant Town Planner*
dyakovleff@gorham.me.us

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

Tel: 207-222-1620

GORHAM PLANNING BOARD MEETING

JANUARY 8, 2024 AT 7:00 P.M.

IN THE BURLEIGH H. LOVEITT COUNCIL CHAMBERS AT THE GORHAM MUNICIPAL CENTER.

AGENDA

APPROVAL OF THE DECEMBER 4, 2023 PLANNING BOARD MINUTES

ELECTION OF PLANNING BOARD SECRETARY

CHAIRMAN'S REPORT

COMMITTEE REPORTS

A. Ordinance Review Committee

B. Comprehensive Plan Implementation Committee

ADMINISTRATIVE REVIEW REPORT

- ITEM 1** **Public Hearing – Land Use and Development Code Amendment** – Access Management – proposed amendment to the Land Use and Development Code to revise standards for curb cuts on arterials and designated collectors consistent with the Town's Comprehensive Plan.
- ITEM 2** **Public Hearing – Site Plan - Core X Partners** – Cold Storage Warehouse - a request to construct a cold storage warehouse building consisting of freezer warehouse space, office space, cold docks and battery charging and material handling equipment storage on Main Street. Zoned I. Map 30, Lot 1. Represented by Chris Taylor, P.E. from Sebago Technics.
- ITEM 3** **Public Hearing - Gravel Pit Expansion - Shaw Brothers Construction, Inc** – Brickyard Quarry Expansion – a request to extend the northernly property line buffer into acquired property and to excavate ledge within 150 ft where blasting was not previously permitted on Moser Road. Zoned I. Map 31, Lot 15. Represented by Shawn Frank with Sebago Technics.
- ITEM 4** **Public Hearing - Site Plan - Novel Energy Solutions** – Dyer Road Solar – a request for approval to construct a 700 kW community solar array and associated infrastructure on Dyer Road. M69, L1-1. Zoned UREXP. Applicant is self-represented.
- ITEM 5** **Discussion – Sketch Plan - Hartwell, Jocelia** – Great Falls Road Subdivision – a request for approval of a 3-lot residential subdivision on Great Falls Road. Zoned SR-MH. Map 89, Lot 65. Represented by Andrew Morrell, P.E. with BH2M.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

PLEASE NOTE: In the event of a Municipal Office closure, the meeting will be held via Zoom. Please join the meeting via the following link or the telephone number and access the meeting using the webinar ID:

<https://us02web.zoom.us/j/89289197748>, 1-301-715-8592, Webinar ID: 892-8919-7748

PLANNING BOARD RULES: Section III. A. 11. No agenda item will be taken up at a meeting after 10:00 p.m. The lateness rule may be waived by consent of the majority of Board members present.