



**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 4, 2024 AT 7:00 P.M.**

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

AGENDA

APPROVAL OF THE FEBRUARY 5, 2024 PLANNING BOARD MINUTES

CHAIRMAN’S REPORT

COMMITTEE REPORTS

- A. Ordinance Review Committee**
- B. Comprehensive Plan Implementation Committee**

ADMINISTRATIVE REVIEW REPORT

CONSENT AGENDA

- A** **Private Way - Cummings, Dakota - 59 Wood Road** – a request to construct a private way to serve a single family house lot. Map 54, Lot 16. Zoned R. The applicant is represented by Andrew Morrell, P.E., with BH2M.
 - B** **Private Way Amendment – Gushee, Grant – Gushee Drive** – a request to reduce depth of unimproved land behind an existing hammerhead. Map 75, Lot 2.004. Zoned SR-MH. The applicant is represented by David Gushee.
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- ITEM 1** **Public Hearing – Site Plan & Subdivision Amendment – Moody’s Co-Worker Owned, Inc. – Moody’s Truck Center** – a request for approval to divide Lot 3 on Raceway Drive into Lots 3 and 4, and to develop Lot 4 into a 27,600 sf truck repair facility. Map 39, Lot 2.003. Zoned NMUD. The applicant is represented by Shawn Frank, P.E., with Sebago Technics.
 - ITEM 2** **Public Hearing – 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.
 - ITEM 3** **Discussion – Land Use and Development Code Amendment – LD 2003** – proposed amendment to the Land Use and Development Code to allow for unit bonuses for affordable housing in the Town’s growth areas as required by 30-A MRSA §4364, also known as “LD 2003”.
 - ITEM 4** **Discussion – Land Use and Development Code Amendment – Floodplain** – proposed amendment to the Land Use and Development Code to remain in compliance with the National Flood Insurance Program.
 - ITEM 5** **Discussion – Land Use and Development Code Amendment – Village Zoning Districts** – proposed amendment to the Land Use and Development Code to increase economic development opportunities in the villages.
 - ITEM 6** **Discussion – Site Plan & Subdivision Pre-Application – Troiano Properties, LLC. – The Residences at Gorham Country Club** – a request for approval to construct a mixed-use development on McLellan Road. Map 7, Lot 18. Zoned SGXR. The applicant is represented by Daniel Riley, P.E., with Sebago Technics.



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- ITEM 7** **Discussion – Site Plan Pre-Application – Calito Development Group – Dry Goods Retail Store** – a request to construct a dry goods retail store and associated infrastructure on the corner of Ossipee Trail and Dingley Springs Road. Map 77, Lot 5. Zoned RC. The applicant is represented by Stephen J. Haight, P.E., with Civilworks New England.

- ITEM 8** **Discussion – Private Way – Greg McCormack – Samantha Drive** – A request for approval to construct a 323 ft private way to serve a future single family house lot. M104, Lot 10.003, Map 24, Lot 7.004 and. Zoned UR. The applicant is represented by Andrew S. Morrell, P.E. with BH2M.

- ITEM 9** **Discussion – Preliminary Subdivision – Gary & Megan Jordan – Guardian Estates** – a request for approval to construct 12 single family house lots with two additional lots that will support up to four units each on Waterhouse Road. Map 18, Lot 5.001. Zoned UREX. The applicant is represented by Austin G. Fagan, P.E., with BH2M.

- ITEM 10** **Discussion – Subdivision Pre-Application – JDP, LLC. – North Gorham Road Subdivision** – a request for approval to construct a 6 lot single family subdivision. Map 92, Lot 25. Zoned SR. The applicant is represented by Owens McCullough, P.E., with Sebago Technics.

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 VIII. A. 14. 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.