



## Community Development Planning Division

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

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### GORHAM PLANNING BOARD MEETING

July 6, 2020

The Town of Gorham invites you to view our upcoming Planning Board Meeting on July 6, 2020, starting at 7:00PM. This meeting will be held remotely, hosted as a Zoom Webinar and streamed over GoCAT and Facebook Live for anyone who wishes to view. Staff strongly recommends those who would like to make public comments regarding agenda items to email written comments by 4pm on Thursday, July 2, 2020 to the following email address: [PB\\_Mtg\\_Public\\_Comment@gorham.me.us](mailto:PB_Mtg_Public_Comment@gorham.me.us). To join the meeting, follow this link on your computer or mobile device: <https://us02web.zoom.us/j/83154492367> or join by phone by calling 1(929)205-6099 and entering Webinar ID: 831 5449 2367. To make a public comment during the meeting, we ask that you raise your hand using the button in Zoom, or for those joining by phone, you may type \*9. Please be advised that any comments made during the meeting on Facebook Live or GoCAT, if possible, will not be reviewed and are not considered public comment for purposes of the public record.”

Note: Planning Board members will enter the webinar using a link sent for presenters.

### AGENDA

#### APPROVAL OF THE JUNE 1, 2020 MEETING MINUTES

#### CHAIRMAN’S REPORT

#### COMMITTEE REPORTS

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

#### ADMINISTRATIVE REVIEW REPORT

#### CONSENT AGENDA

- A. **Final Subdivision/Site Plan Review – Kasprzak Landholdings, Inc.** — a request for approval for 60 duplex condominium units, Phases 4-6 at Pheasant Knoll Condominium Subdivision (Stonefield, Windswept and Winding Ridge Condominiums). Zoned CZ, UR/SO, Map 46, Lot 11.004. The applicant is represented by Owens McCullough, P.E., of Sebago Technics, Inc.

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**ITEM 1** **Public Hearing - Self-Storage Facilities in the Roadside Commercial Zone** – Proposed amendment to Section 1-11, Roadside Commercial District, to allow self-storage facilities.

**ITEM 2** **Public Hearing - Hans Hansen Contract Zone** – Proposed amendment to the Hans Hansen Contract Zone and to a portion of the lots located in the Stargazer Subdivision to allow age-restricted dwelling units, mixed-use buildings, and a drive-thru in the front of a building; to exempt the project from the road standards; and to remove the New England Architecture requirements. Zoned R/SR, Map 3, Lots 22.502-507 and 22.403

**ITEM 3** **Public Hearing - Preliminary Subdivision/Site Plan - Design Dwellings, Inc. – Natalee Place**



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**Condominiums** – a request for approval of 22 condominium units and a commercial unit on an approximately 5.32 acre parcel on Main Street. Zoned UR/OR, Map 100, Lot 3 and 3-1. Applicant is represented by Andrew Morrell, P.E., of BH2M

**ITEM 4**      **Private Way - Lawrence, Walter and Jane - Landslide Lane** – a request for approval for Landslide Lane, a proposed gravel private way to serve 2-6 lots, located at 40 Landslide Lane. Zoned R-MH, Map 15, Lot 33. Applicant is self-represented.

**OTHER BUSINESS**

**ANNOUNCEMENTS**

**ADJOURNMENT**

**PLEASE NOTE: If this meeting is cancelled due to inclement weather or health issues, it will be rescheduled to July 20, 2020 at 7:00 p.m.**

**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.**