



## 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

August 3, 2020

The Town of Gorham invites you to view our upcoming Planning Board Meeting on August 3, 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 30, 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/82268826407> or join by phone by calling 1 312 626 6799 and entering Webinar ID: 822 6882 6407. 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 JULY 6, 2020 MEETING MINUTES

#### CHAIRMAN’S REPORT

#### COMMITTEE REPORTS

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

#### ADMINISTRATIVE REVIEW REPORT

- 1. Cressey Apartments – sewer and water extension; no abutter comments received; approved 7/20/20
- 2. Plowman – gravel pit reclamation; abutter comments received; public meeting scheduled for 7/29/20 10:30am

- ITEM 1 **Public Hearing – Gorham Savings Bank – Contract Zone Amendment** – a request for approval to amend the Contract Zone for Gorham Savings Bank to construct a ground mounted solar array on the undeveloped lot adjacent to its Operation Center at 10 Wentworth Drive and to relax the buffering and setback requirements to allow for the project size. Zoned CZ, UR, Map 46, Lot 9, 9-1. The applicant is self-represented.
- ITEM 2 **Private Way - Hulit, Robin and Linda** – a request for approval for a gravel extension to Homestead Lane. Zoned R, Map 72, Lot 51. The applicant is represented by Chad Havu.
- ITEM 3 **Pre-application - Dore, Tom – Dore Drive Subdivision** – a request for approval of 4 lot subdivision off the newly approved Dore Drive. Zoned R-MH, Map 10, Lot 10. The applicant is represented by Andrew Morrell, PE., of BH2M.
- ITEM 4 **Discussion – Standards for Private Ways** – Proposed amendment to add new private way standards that would allow up to 25 lots or dwelling units.
- ITEM 5 **Discussion - Varied Density in the Village District and Urban Commercial Districts** – proposed



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amendments to allow for varied density for mixed-used developments.

**OTHER BUSINESS**

**ANNOUNCEMENTS**

**ADJOURNMENT**

**PLEASE NOTE:** If this meeting is cancelled due to inclement weather or health issues, it will be rescheduled to **August 17, 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.