



Community Development Planning Division

Thomas M. Poirier, *Director of Community Development*

tpoirier@gorham.me.us

Carol Eyerman, *Town Planner*

ceyerman@gorham.me.us

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

Tel: 207-222-1620 / Fax: 207-839-4793

GORHAM PLANNING BOARD MEETING

November 2, 2020

The Town of Gorham invites you to view our upcoming Planning Board Meeting on November 2, 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, October 29, 2020 to the following email address: 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/89938198066> or join by phone by calling 1 929 205 6099 and entering Webinar ID: 899 3819 8066 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 OCTOBER 5, 2020 MEETING MINUTES

CHAIRMAN'S REPORT

COMMITTEE REPORTS

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

ADMINISTRATIVE REVIEW REPORT

- ITEM 1 **Public Hearing** - Proposed amendments to the Land Use and Development Code to allow for varied density for mixed-use developments in the Gorham Village and Urban Commercial zoning districts.
- ITEM 2 **Public Hearing - Site Plan – Stinson, Walter – 551 Main Street** – a proposed self-storage facility, which would include the new construction of nine buildings with a total area of 64,575 square feet. Zoned Industrial, Map 32, Lot 19. Application is represented by Shawn M. Frank, P.E., with Sebago Technics, Inc.
- ITEM 3 **Public Hearing - Pre-Application/ Site Plan – Gorham Solar 1, LLC** – a request for approval of a PV Solar Ground-Based Array with associated equipment, gravel access and perimeter fence, located on 18.4 acres on Brackett Road. Zoned SR, Map 8, Lot 40. Applicant is self-represented.
- ITEM 4 **Public Hearing - Preliminary Subdivision/Site Plan - Design Dwellings, Inc. – Natalee Place 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 5 **Preliminary Subdivision – McCormack, Gregory – Maplewood Drive Subdivision and Deerfield Drive PW** – request for approval to subdivide 6 lots from 3 existing lots, 5.08 acres of 71 Maplewood



**Community Development
Planning Division**

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

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038 Tel: 207-222-1620 / Fax: 207-839-4793

Drive. Zoned UR, Map 104, Lot 10-3, 23 and 30. Applicant is represented by Andrew Morrell, P.E., of BH2M.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

PLEASE NOTE: If this meeting is cancelled due to inclement weather or health issues, it will be rescheduled to **November 16, 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.