



Community Development Planning Division

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

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

GORHAM PLANNING BOARD MEETING

March 1, 2021

The Town of Gorham invites you to view our upcoming Planning Board Meeting on March 1, 2021, 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, February 25, 2021 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/89862268351> or join by phone by calling 1 929 205 6099 and entering Webinar ID: 898 6226 8351 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 FEBRUARY 1, 2021 MEETING MINUTES

CHAIRMAN'S REPORT

COMMITTEE REPORTS

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

ADMINISTRATIVE REVIEW REPORT

CONSENT AGENDA

- A. Site Plan – Walter Stinson – 551 Main Street – a request for approval for a self-storage facility at 551 Main Street. Zoned RC, Map 32, Lot 39. Applicant is represented by Owens McCullough, P.E., with Sebago Technics, Inc.
- B. Subdivision/ Site Plan – Cottage Advocates ME, LLC – Pheasant Knoll, Phases 4-6 – a request for approval for a change of ownership of Pheasant Knoll Subdivision Phases 4-6 from Kasprzak Homes, Inc. to Cottage Advocates ME, LLC. Zoned UR, Map 46, Lot 11.004. Applicant is represented by Kylie S. Mason, RLA, with Sebago Technics, Inc.

ITEM 1 **Public Hearing – Proposed Amendments to the Land Use and Development Code** – proposed amendments to the Narragansett Mixed Use Development District modifying side and rear setbacks and adding Personal Services as an allowed use.

ITEM 2 **Public Hearing – Proposed Amendments to the Land Use and Development Code** – proposed amendments to allow medical marijuana growing as a home occupation use and to allow medical marijuana commercial cultivation, manufacturing and testing.



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- ITEM 3** **Site Plan - Gorham ME 1, LLC - Burnham Road Solar** - a request for approval of a ground mounted solar energy generation facility on 35 acres located at 17 Nonesuch Road. Zoned R-MH/R, Map 1, Lot 11. Applicant is represented by Dale Knapp, of Boyle Associates.
- ITEM 4** **Public Hearing - Subdivision/ Site Plan – STJ, Inc. – Hannah Drive Condominiums** – a request for approval for four condominiums in two duplex units, located on 1.55 acres off the existing Hannah Drive cul-de-sac. Zoned UR-MH, Map 111, Lot 48. Applicant is represented by Shawn M. Frank, P.E., with Sebago Technics, Inc.
- ITEM 5** **Public Hearing - Subdivision/ Site Plan – Earle Enterprises, LLC - 8 College Avenue** – a request for approval to convert 8 College Avenue from an existing single family residence into an 8-unit apartment building. Zoned UR, Map 102, Lot 5. Applicant is represented by Charlie Burnham, P.E., with Atlantic Resource Consultants, LLC.
- ITEM 6** **Discussion – Proposed Amendments to the Land Use and Development Code** – proposed amendments regarding Mosher’s Corner Mixed Use Development zone.
- ITEM 7** **Discussion – Proposed Amendment to the Land Use and Development Code** – proposed amendment to allow for an exemption beyond daytime hours for well drilling activities
- ITEM 8** **Discussion – Proposed Amendments to the Land Use and Development Code** – proposed amendments regarding setback requirements during permit application process.
- ITEM 9** **Discussion – Proposed Amendments to the Land Use and Development Code** – proposed amendments regarding invasive terrestrial plants.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

PLEASE NOTE: If this meeting is cancelled due to inclement weather or health issues, it will be rescheduled March 15, 2021 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.