



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

April 14, 2021

The Town of Gorham invites you to view our upcoming Planning Board Meeting on April 14, 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 Monday, April 12, 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/83162035419> join by phone by calling 1 301 715 8592 and entering Webinar ID: 831 6203 5419 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 MARCH 1, 2021 MEETING MINUTES

COMMITTEE ASSIGNMENTS

CHAIRMAN'S REPORT

COMMITTEE REPORTS

A. Ordinance Review Committee

B. Comprehensive Plan Implementation Committee

ADMINISTRATIVE REVIEW REPORT

Irish, Timothy – **Administrative Review** – request for approval to convert an existing cattle barn to storage for business and personal use, on property located at 450 Libby Avenue. Zoned SR, Map 50, Lot 11.

Kerwin, Joseph and Deborah – **Administrative Review** – a request for approval to convert a single family home with home occupation into two residential units and a commercial unit on property located at 164 Main Street. Zoned OR, Map 100, Lot 4.

Wentworth, Peter and Dawn – **Administrative Review** – a request for approval of a duplex consisting of a three bedroom house and a one bedroom apartment located at 25 Lincoln Street. Zoned UR, Map 103, Lot 26.

ITEM 1 **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 Drive. Zoned UR, Map 104, Lot 10-3, 23 and 30. Applicant is represented by Andrew Morrell, P.E., with BH2M Engineers.

ITEM 2 **Preliminary/Final Subdivision – Kirk Nadeau – Fort Hill Road Subdivision** – a request for



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approval of a 4-lot subdivision off Fort Hill Road. Zoned R, Map 65, Lot 3-1. The applicant is represented by Andrew Morrell, P.E., with BH2M Engineers.

ITEM 3 **Pre-Application - Site Plan – Dillan Hesseltine - Summit Community Church** - request for approval of a new 28,000 square foot community church, day care and function center on property owned by Moody's Co-Workers and located at Narragansett Street and Cressey Road. Zoned SR, Map 39, Lot 2. Applicant is represented by Craig Burgess, P.E., with Sebago Technics, Inc.

ITEM 4 **Discussion – Proposed Amendment to the Land Use and Development Code** – a proposed amendment regarding the Village Expansion District.

ITEM 5 **Discussion – Proposed Amendment to the Land Use and Development Code** – a proposed amendment regarding the permitting of certain private driveways.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

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