



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

May 3, 2021

The Town of Gorham invites you to view our upcoming Planning Board Meeting on May 3, 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, April 29, 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 APRIL 12, 2021 AND APRIL 14, 2021 MEETING MINUTES

CHAIRMAN'S REPORT

COMMITTEE REPORTS

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

ADMINISTRATIVE REVIEW REPORT

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

CONSENT AGENDA

- A Moody's Co-Workers Owned, Inc. – **Innovative Campus at Raceway Drive** – a request for site plan approval for addition of an easement located on the 3-lot subdivision on Raceway Drive. Zoned ND, Map 39, Lot 2.1 and 2.22. The applicant is represented by Shawn Frank, P.E., with Sebago Technics, Inc.

ITEM 1 Public Hearing – Amendment to the Land Use and Development Code - Proposed Amendment to the Land Use and Development Code to allow for an exemption beyond daytime hours for well drilling activities.

ITEM 2 Public Hearing – Amendments to the Land Use and Development Code - Proposed



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

Amendments to the Land use and Development Code regarding setback requirements during the building permit application process.

- ITEM 3** **Public Hearing – Amendment to the Land Use and Development Code** - Proposed Amendments to the Land Use and Development Code regarding invasive terrestrial plants.
- ITEM 4** **Public Hearing – Preliminary Subdivision/Site Plan - Earle Enterprises, LLC** – a request for preliminary subdivision and site plan approval for 8 College Avenue, to convert an existing single family residence into an 8-unit apartment building. Zoned UR, Map 102, Lot 5. The applicant is represented by Charlie Burnham, P.E., with Atlantic Resource Consultants, LLC.
- ITEM 5** **Subdivision Amendment - Sturgis, Jonathan** - request for final subdivision approval to Lombard Estates Phase II Subdivision, to split off one single family residential house lot at 28 William Henry Drive. Zoned UR, Map 20, Lot 49. The applicant is represented by Andrew Morrell, P.E., with BH2M.
- ITEM 6** **Private Way Amendment - Plowman, Michael and Kevin** – a request for approval to extend Plowman Road approximately 950 feet and widen the existing drive to the current 2-6 lot private way standard. Zoned R, Map 4, Lot 102. The applicant is represented by Steve Blake, P.E., with BH2M.
- ITEM 7** **Pre-Application - Flagg, Nick** – a request for review for 5 phased site improvements to include a 36x40’ garage building, 60’x50’ building, extend public sewer, 60’x150’ building, 60’x150’ building, entrance off New Portland Road, with associated parking and infrastructure on property located at 298 New Portland Road. Zoned I, Map 12, Lot 17-2. The applicant is represented by Andrew Morrell, P.E., with BH2M.
- ITEM 8** **Pre-Application - Sun RP, LLC** – request for review to construct a commercial building with associated access and parking lot on a 5 acre lot located off Main Street/Dolloff Road. Zoned CO, Map 31, Lot 2-1. The applicant is represented by Andrew Morrell, P.E., with BH2M.

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.