



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

June 7, 2021

The Town of Gorham invites you to view our upcoming Planning Board Meeting on June 7, 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, June 3, 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 MAY 3, 2021 MEETING MINUTES

CHAIRMAN'S REPORT

COMMITTEE REPORTS

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

ADMINISTRATIVE REVIEW REPORT

CONSENT AGENDA

- A **Avesta, Hillside at Village Square – Condominium Documents Amendment** – a proposed amendment to the condominium documents. Zoned UR/CZ, Map 101, Lot 18 and 19. Applicant is self-represented.

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- ITEM 1 **Public Hearing – Proposed Amendment to the Land Use and Development Code** – a proposed amendment regarding the permitting of certain private driveways.

- ITEM 2 **Public Hearing – Gorham Savings Bank – Contract Zone Amendment** – a proposed amendment to the Gorham Savings Bank Contract Zone to allow daycare use / centers. Zoned UR/CZ, Map 46, Lot 9. Applicant is self-represented.

- ITEM 3 **Public Hearing – Preliminary and Final Subdivision/Site Plan - Earle Enterprises, LLC** – a request for preliminary and final 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



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102, Lot 5. The applicant is represented by Charlie Burnham, P.E., with Atlantic Resource Consultants, LLC.

- ITEM 4** **Preliminary and Final 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 5** **Pre-Application – Shirley Newton, LLC – Shirley Lane Subdivision** - a request for approval of 12 residential lots and an extension of Shirley Lane on 38 acres at the end of Shirley Lane. Zoned R, Map 8, Lot 10. Applicant is represented by Charlie Burnham, with Shirley Newton, LLC.
- ITEM 6** **Pre-Application – Andrea and Nathan Wardwell – County Road Subdivision** – request for approval for a 49-lot subdivision located off 115 acres off 239 County Road, with approximately 6,000 linear feet of associated road. Zoned R-MH, Map 15, Lot 25-1. Applicant is represented by Charlie Burnham, P.E., with Atlantic Resource Consultants.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

PLEASE NOTE: If this meeting is cancelled due to inclement weather or health issues, it will be rescheduled **June 21, 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.