



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

September 13, 2021

The Gorham Planning Board will hold a regular meeting on Monday, September 13, 2021 at 7:00 p.m. in the Burleigh H. Loveitt Council Chambers at the Gorham Municipal Center, 75 South Street, Gorham, Maine.

AGENDA

APPROVAL OF THE AUGUST 2, 2021 MEETING MINUTES

CHAIRMAN'S REPORT

COMMITTEE REPORTS

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

ADMINISTRATIVE REVIEW REPORT

Moody's Co-Workers Owned, Inc. has submitted an Administrative Review Application for Moody's Collision Center for an addition of 1600 SF of office space, connection to the public sewer system, removal of existing leach field and 6 new parking spaces. The property is located at 200 Narragansett Street on Map 39 Lot 22 in the Narragansett Mixed Use Development District.

- ITEM 1 **Public Hearing – Mosher's Corner Mixed Use Development Zone** – Proposed amendment to implementing mixed use in the Mosher's Corner area.
- ITEM 2 **Public Hearing - Home Occupations** – proposed amendments to the Land Use and Development Code's Home Occupation ordinance, regarding allowed uses and standards.
- ITEM 3 **Public Hearing - 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 **Public Hearing – Site Plan - Sun RP, LLC – Dance Studio and Cafe** – 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.
- ITEM 5 **Pre-Application – Site Plan - Gorham Bike and Ski, Inc – Retail and Café** – a request for approval for a 7,150 sq. ft. building with parking lot, patio and dumpster. The two story building will be a retail store and restaurant. The request also includes an accessory building which will include a garage and residential apartment. Zoned ND, Map 39, Lot 2-2. The applicant is represented by Christopher Taylor, P.E., with Sebago Technics, Inc.
- ITEM 6 **Pre-Application – Subdivision – Grondin Corporation - Mountain Trail Meadows** – a request for approval for a residential cluster subdivision of approximately 50-60 lots. Zoned R, Map 87, Lot 28-1, 30. The applicant is represented by Dustin Roma, P.E., with DM Roma Consulting Engineers.



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- ITEM 7 **Pre-Application – Site Plan Amendment – Donna Foster - Maide For You** – a request for approval to relocate the existing driveway, expand the parking and convert the garage to a tanning salon at 222 Narragansett Street. Zoned ND, Map 39, Lot 9. Applicant is represented by Andrew Morrell, PE., with BH2M.

- ITEM 8 **Discussion – Phasing of Subdivisions** – Proposed amendment to the Land Use & Development Code to require phase build outs of subdivisions.

- ITEM 9 **Discussion – Agritourism** - Proposed amendment to the Land Use & Development Code to allow for agricultural event centers and agricultural tourism.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

PLEASE NOTE: If this meeting is cancelled due to inclement weather or health issues, it will be rescheduled September 20, 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.