



## Community Development Planning Division

Thomas M. Poirier, *Director of Community Development*  
[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)  
Carol Eyerman, *Town Planner*  
[ceyerman@gorham.me.us](mailto:ceyerman@gorham.me.us)

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620

### GORHAM PLANNING BOARD MEETING

December 6, 2021

The Gorham Planning Board will hold a regular meeting on Monday, December 6, 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 NOVEMBER 1, 2021 MEETING MINUTES

#### CHAIRMAN'S REPORT

#### COMMITTEE REPORTS

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

#### ADMINISTRATIVE REVIEW REPORT

- ITEM 1      **Public Hearing – Land Use and Development Code Amendment - Phasing of Subdivisions** – a proposed amendment to the Land Use & Development Code to require phased build outs of subdivisions.
- ITEM 2      **Public Hearing – Land Use and Development Code Amendment - Village Expansion** - a proposed amendment to the Land Use & Development Code regarding the Village Expansion District.
- ITEM 3      **Public Hearing – 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, P.E., with BH2M.
- ITEM 4      **Public Hearing - 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 mixed use building will be a one (1) residential dwelling unit, a retail store and restaurant. The request also includes an accessory building which will include a garage and residential dwelling unit. Zoned ND, Map 39, Lot 2-2. The applicant is represented by Christopher Taylor, P.E., with Sebago Technics, Inc.
- ITEM 5      **Public Hearing - Gravel Pit Amendment - Grondin Aggregates, LLC – Brandy Brook Quarry** – a request for approval to add a salt storage shed and stump and brush processing facility. Zoned R-SR-UR, Map 42, Lot 5. Applicant is represented by Shawn Frank, P.E., with Sebago Technics, Inc.
- ITEM 6      **Pre-Application - Cross Town Energy Storage, LLC – Battery Storage Facility** – a request for approval of a 175 MW battery energy storage system located at 61 Hutcherson Drive. Zoned I, Map 12, Lot 22-1. Applicant is represented by Norm G. Chamberlain II, P.E., with Walsh Engineering Associates, Inc.
- ITEM 7      **Pre-Application – Town of Gorham – Chick Property Skate Park** – a request for approval of a 10,000 sq. ft. community skate park located on the existing Chick property, off Chick Drive. Zoned UR, Map 26, Lot 4. Applicant is represented by Owens McCullough, P.E., with Sebago Technics, Inc.



## Community Development Planning Division

Thomas M. Poirier, *Director of Community Development*

[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)

Carol Eyerman, *Town Planner*

[ceyerman@gorham.me.us](mailto:ceyerman@gorham.me.us)

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620

**ITEM 8**      **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 9**      **Remote/ Hybrid Policy** – to consider adopting a remote and hybrid meeting policy.

**ITEM 10**     **Discussion – Land Use and Development Code Amendment – Performance Guarantee and Site Plan Review Process** – a proposed amendment to the Land Use & Development Code to streamline the performance guarantee and site plan review process.

### OTHER BUSINESS

- Planning Board Meeting Schedule 2022

### ANNOUNCEMENTS

### ADJOURNMENT

**PLEASE NOTE:** If this meeting is cancelled due to inclement weather or health issues, it will be rescheduled **December 20, 2021 at 7:00pm.**

**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