



**Community Development  
Planning Division**

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

Tel: 207-222-1620

**GORHAM PLANNING BOARD MEETING**

**JUNE 6, 2022**

The Gorham Planning Board will hold a regular meeting on Monday, June 6, 2022 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 MAY 2, 2022 MEETING MINUTES**

**CHAIRMAN'S REPORT**

**COMMITTEE REPORTS**

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

**ADMINISTRATIVE REVIEW REPORT**

- **Gorham, Town – Administrative Review – 0 Weeks Road** - Pump Track and Trails – a request for approval to construct a gravel parking area, a 500 sq ft shed, bathroom and signage, located at 0 Weeks Road. Zoned SR, Map 20, Lot 4.
- **FFJ, LLC – Administrative Review – 36 Middle Jam Road** – a request for after the fact approval for site clearing of over one (1) acre. The property is located at 36 Middle Jam Road. Zoned, SR, Map 97, Lot 37.
- **Rustic Holdings LLC – Administrative Review – 184 Brackett Road** – a request for approval to rehabilitate the residence, construct barn for 1<sup>st</sup> floor commercial kitchen space and 2<sup>nd</sup> floor residential use, as well as reconstruction of a greenhouse. The property is located at 184 Brackett Road. Zoned R, Map 7, Lot 29.

**CONSENT AGENDA**

- A **Gorham, Town – Chick Property Skatepark** – a request to amend the Conditions of Approval for the approved 10,000 sq.ft. community skatepark located on the existing Chick property, off Chick Drive. The request is to add Condition number thirteen (13).
- B **Sturgis, Jonathan – Subdivision** – a request to amend the Conditions of Approval for the approved Lombard Estates Phase II Subdivision Amendment, to split off one single family residential house lot at 28 William Henry Drive. The request is to revise the map-lot-block number.

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**ITEM 1** **Public Hearing - Zoning Map Amendment** – a proposed Zoning Map amendment, to change the area in the vicinity of South Street to Brackett Road from Rural and Suburban Residential District to the Urban Expansion District and the area in the vicinity of New Portland Road and Lowell Road from the Rural District to the Suburban Residential District.

**ITEM 2** **Public Hearing – Land Use and Development Code Amendment** – a proposed Land Use and Development Code amendment to allow Office of Contractor or Tradesman as a permitted use to the following Sections; 1-9 Village Centers Districts, 1-10 Urban Commercial District, 1-11 Roadside Commercial, 1-12 Industrial District, 1-13 Mosher Corner Mixed-Use District, 1-14 Office-Residential District, 1-21 Olde Canal Industrial District, 1-22 Agricultural/Industrial District.



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- ITEM 3      **Public Hearing – Site Plan - Nouria Energy Corp.** – a request for approval to redevelop an existing convenience store, which would consist of a 6,000 sq ft convenience store and Amato’s restaurant, drive through, eight (8) gas pumps and two (2) diesel pumps, located at 435 Ossipee Trail. Zoned RC, Map 77, Lot 18.003. The applicant is represented by Norman G. Chamberlain II, P.E. with Walsh Engineering Associates.
  
- ITEM 4      **Public Hearing – Site Plan - Leaf Labs, LLC** - a request for approval of a 40900 sq ft warehouse and grow facility with associated parking, located at 65 Olde Canal Way. Zoned OCI, Map 34, Lot 3-3. The applicant is represented by Craig Burgess, P.E. with Sebago Technics, Inc.
  
- ITEM 5      **Subdivision - Hastings, Lyndsay – 73 Brackett Road** – a request for approval to split a lot at 73 Brackett Road. Zoned SR, Map 28, Lot 23. The applicant is represented by Andrew Morrell, P.E. with BH2M.
  
- ITEM 6      **Discussion - Subdivision - Jones, Ricky – 36 Middle Jam Road** – a request for approval of 4 lot conventional residential subdivision at 36 Middle Jam Road. Zoned SR and Shoreland, Map 97, Lot 37. The applicant is represented by Jayson Haskell, P.E. with DM Roma Consulting Engineers.

**OTHER BUSINESS  
ANNOUNCEMENTS  
ADJOURNMENT**

**PLEASE NOTE: If this meeting is cancelled due to inclement weather or health issues, it will be rescheduled June 13, 2022 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**