



**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
NOVEMBER 7, 2022**

The Gorham Planning Board will hold a regular meeting on Monday, November 7, 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 OCTOBER 3, 2022 PLANNING BOARD MINUTES

CHAIRMAN'S REPORT

COMMITTEE REPORTS

A. Ordinance Review Committee

B. Comprehensive Plan Implementation Committee

ADMINISTRATIVE REVIEW REPORT

- ITEM 1** **Discussion – Land Use and Development Code and Zoning Map Amendment - South Gorham Crossroads** – a proposed amendment to the Land Use and Development Code and Zoning Map, to adopt the South Gorham Crossroads District.
- ITEM 2** **Discussion – Land Use and Development Code and Zoning Map Amendment - Phase 3, Village Expansion** – a proposed amendment to the Land Use and Development Code regarding Phase 3 of the Village Expansion District.
- ITEM 3** **Discussion – Land Use and Development Code Amendment – Accessory Dwelling Units** – a proposed amendment to the Land Use and Development Code to bring the Town’s standards into conformance with the State of Maine’s LD 2003, regarding Accessory Dwelling Units.
- ITEM 4** **Discussion – Contract Zone – Marland, Miranda and Michelle** – a request for a contract zone for 253 New Portland Road, specifically related to the setback requirements for dog kennels under the Land Use and Development Code. Zoned, R-MH. Map 29, Lot 4.001. The applicant is represented by Brandon Mazer, Esq., with Perkins Thompson.
- ITEM 5** **Public Hearing – Site Plan Amendment - Gorham, Town, School Department** – a request for approval to add an additional modular building to the Narragansett School. The modular building will consist of 8 modular classrooms, bathrooms and office space. Zoned, OR & UR. Map 26, Lot 4. The applicant is represented by Owens McCullough, P.E., with Sebago Technics, Inc.
- ITEM 6** **Master Sign Plan Amendment - ABBA Investment Realty, LLC – Village Mall** - a request for approval to amend the master sign plan to include an additional 3’ x 12’ sign between Goodwill and Burger King. Zoned OC. Map 102, Lot 144 and 146. The applicant is self-represented.
- ITEM 7** **Subdivision and Private Way - JDP, LLC** – a request for approval of a residential subdivision and private way off Buck Street. Zoned SR, Map 76, Lot 42. The applicant is represented by Owens McCullough, P.E., with Sebago Technics, Inc.
- ITEM 8** **Subdivision - Hastings, Lyndsay** – 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.



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- ITEM 9** **Private Way - Correale, Anthony** – a request for a proposed private way off the end of Libby Ave. Zoned, SR. Map 50, Lot 12-2. The applicant is represented by David C. St. Clair Jr., P.L.S., St. Clair Associates.

- ITEM 10** **Pre-Application Discussion – Site Plan and Subdivision Amendment - Francois, James** – a request for approval for a mixed use building, located at 560 Main Street. Zoned MC, Map 32, Lot 24. The applicant is represented by Andrew Morrell, P.E., with BH2M.

- ITEM 11** **Pre-Application Discussion - Registe, Jahrel – Wood Road Subdivision and Private Way Ext.** – a request for a subdivision and private way extension off Wood Road and Daisy Lane. Zoned, Rural. Map 54 Lot 9-3. The applicant is represented by Peter Dalfonso, P.E., with Dalfonso Engineering.

**OTHER BUSINESS
ANNOUNCEMENTS
ADJOURNMENT**

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