



**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**

**JANUARY 9, 2023**

The Gorham Planning Board will hold a regular meeting on Monday, January 9, 2023 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 DECEMBER 5, 2022 PLANNING BOARD MINUTES**

**CHAIRMAN'S REPORT**

**COMMITTEE REPORTS**

**A. Ordinance Review Committee**

**B. Comprehensive Plan Implementation Committee**

**ADMINISTRATIVE REVIEW REPORT**

- ITEM 1**      **Public Hearing – Contract Zone – Marland, Miranda and Michelle** – a request for a contract zone for 253 New Portland Road, specifically related requirements for dog kennels. Zoned, SR. Map 29, Lot 4.001. The applicant is represented by Brandon Mazer, Esq., with Perkins Thompson.
- ITEM 2**      **Public Hearing – Site Plan Amendment - COAH Building, LLC – ServPro Building Addition -** a request for approval to construct a 4,500 s.f. building addition at 9 Hutcherson Drive. Zoned, I. Map 12, Lot 23-3. The applicant is represented by Craig Burgess, P.E., with Sebago Technics, Inc.
- ITEM 3**      **Subdivision - Town of Gorham, Gorham Industrial Park - West Campus** – a request for approval of a subdivision for the Industrial Park. Zoned, I. Map 30, Lot 1, Map 29, Lots 1 and 20. The applicant is represented by Mike Zarba, P.E., with SLR International Corp.
- ITEM 4**      **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 5**      **Pre-Application Discussion – Subdivision - Shirley Newton, LLC** – a request for approval of a 13-lot residential subdivision on 38 acres off Shirley Lane and an extension of Shirley Lane. Zoned, R. Map 8, Lot 10. The applicant represented by Charles Burnham, P.E.
- ITEM 6**      **Pre-Application Discussion – Site Plan - RLS Complete** – a request to construct a 104,300 sf cold storage warehouse with access drive and associated infrastructure. Zoned, I. Map 30, Lot 1. The applicant is represented by Chris Taylor, P.E., with Sebago Technics, Inc.
- ITEM 7**      **Pre-Application Discussion – Site Plan - Patriot Holdings, LLC** – a request for approval to construct an approximately 10,000 sf building for commercial retail and twelve 8,000 sf self-storage buildings. Zoned, RC. Map 77, Lot 5. The applicant is represented by Chris Taylor, P.E., with Sebago Technics, Inc.
- ITEM 8**      **Discussion – Zoning Map and Land Use and Development Code Amendment - White Rock Mixed Use** – a request to amend the Zoning Map and Land Use and Development Code, to implement the Comprehensive Plan, to create the White Rock Mixed-Use District.



**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 9**      **Discussion – Land Use and Development Code Amendment - Recreation Impact Fees** - a request to amend the Land Use and Development Code regarding Recreation Impact Fees and the expansion of eligible projects.

**OTHER BUSINESS  
ANNOUNCEMENTS  
ADJOURNMENT**

**PLEASE NOTE:** If this meeting is cancelled due to inclement weather or health issues, it will be rescheduled **January 23, 2023 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