



**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
MAY 1, 2023 AT 7:00 P.M.
IN THE BURLEIGH H. LOVEITT COUNCIL CHAMBERS AT THE GORHAM MUNICIPAL CENTER.**

AGENDA

**APPROVAL OF THE FEBRUARY 6, 2023, MARCH 6, 2023 AND APRIL 3, 2023 PLANNING BOARD MINUTES
CHAIRMAN'S REPORT
COMMITTEE REPORTS**

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

ADMINISTRATIVE REVIEW REPORT

- **May 3, 2023 – Minor Site Plan Review Committee Meeting**
 - **KR Commercial Properties, LLC – 2 Unit, South Street**
 - **CMP – Fort Hill Facility Upgrade**

ITEM 1 Public Hearing – 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

ITEM 2 Public Hearing – Site Plan - Novel Energy Solutions – Dyer Road Solar – a request for approval to construct a 700 kW community solar array and associated infrastructure. Map 69, Lot 1-1. Zoned UREXP. The applicant is self-represented.

ITEM 3 Subdivision and Private Way Amendment - Jordan, Megan and Gary – Old Orchard Road Subdivision - a request to amend the approved subdivision and private way, to modify the approval from underground power to overhead power along Wildflower Trail. Map 57, Lot 19. Zoned R. The applicant is represented by Austin Fagan, P.E., with BH2M.

ITEM 4 Private Way – Smith, Steven and Marcia - Whoopie Pie Way – a request for approval of a 500' private way to provide street frontage and access to three lots. Map 40, Lot 5. Zoned UR. The applicant is represented by Jayson Haskell, P.E., with DM Roma Consulting Engineers.

ITEM 5 Pre-Application Discussion – Site Plan - Saxby, Tom – Tannery Brook Apartments Expansion – a request for approval of an expansion to the apartment complex. The expansion would consist of an additional 3 buildings with 36 units, as well as public utilities and associated infrastructure. Map 46, Lot 7. Zoned UR and UREXP. The applicant is represented by Andrew Morrell, P.E., with BH2M.

**OTHER BUSINESS
ANNOUNCEMENTS
ADJOURNMENT**

PLEASE NOTE: In the event of a Municipal Office closure, the meeting will be held via Zoom. Please join the meeting via the following link or the telephone number and access the meeting using the webinar ID:
<https://us02web.zoom.us/j/89289197748>, 1-301-715-8592, Webinar ID: 892-8919-7748

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