

**Map Amendment: Village Expansion District: Phase 3**

**Town of Gorham  
Planning Board Meeting  
December 5, 2022**

**ITEM 3 – Public Hearing - Land Use and Development Code – Phase 3, Village Expansion:** a proposed amendment to the Land Use and Development Code and Zoning Map, to implement the Comprehensive Plan, regarding Phase 3 of the Village Expansion District.

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**AMENDMENT TRACKING**

<b>DESCRIPTION</b>	<b>COMMENTS</b>	<b>STATUS</b>
<b>Planning Board - Discussion</b>	Moved to Planning Board Public Hearing (6 yeas, 1 absent)	<b>November 7, 2022</b>
<b>Planning Board - Public Hearing</b>		<b>December 5, 2022</b>

The Planning Board refers to staff notes during the review process; however, it shall be noted that staff recommendations are noncommittal and all final decisions are those of the Planning Board and not Town Staff.

**Memo completed by Thomas Poirier, Director of Community Development.**

## **Map Amendment: Village Expansion District: Phase 3**

### **1. Overview**

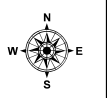
At this meeting the Planning Board needs to open the item up for a public hearing on the proposed item. Once the public hearing is completed then the Planning Board should discuss whether to forward the item on with a recommendation for the Town Council.

Town staff has provided an attachment of a draft zoning map with the proposed change as well as an attachment showing the phases for rezoning of the Urban Residential Expansion District.

#### **PROPOSED MOTIONS:**

Move to recommended adoption by the Town Council of the Zoning Map Amendment as shown in the attached zoning map.

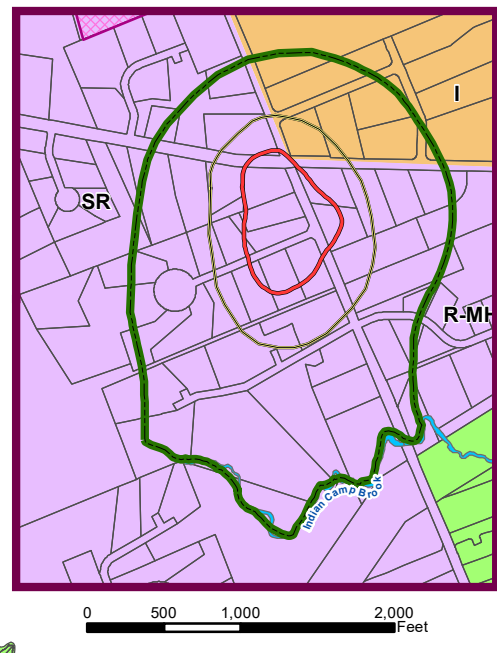
# ZONING MAP (PROPOSED)



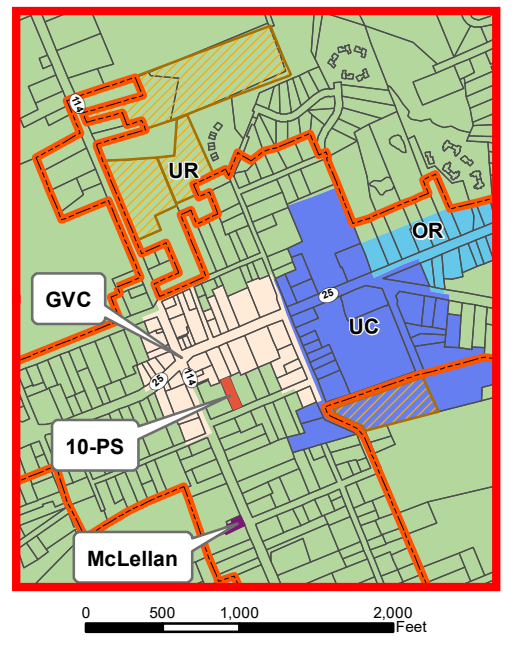
OF THE TOWN OF  
**GORHAM**  
 CUMBERLAND COUNTY, MAINE  
 Month Year



**Black Brook and Brackett Road  
 Special Protection District**



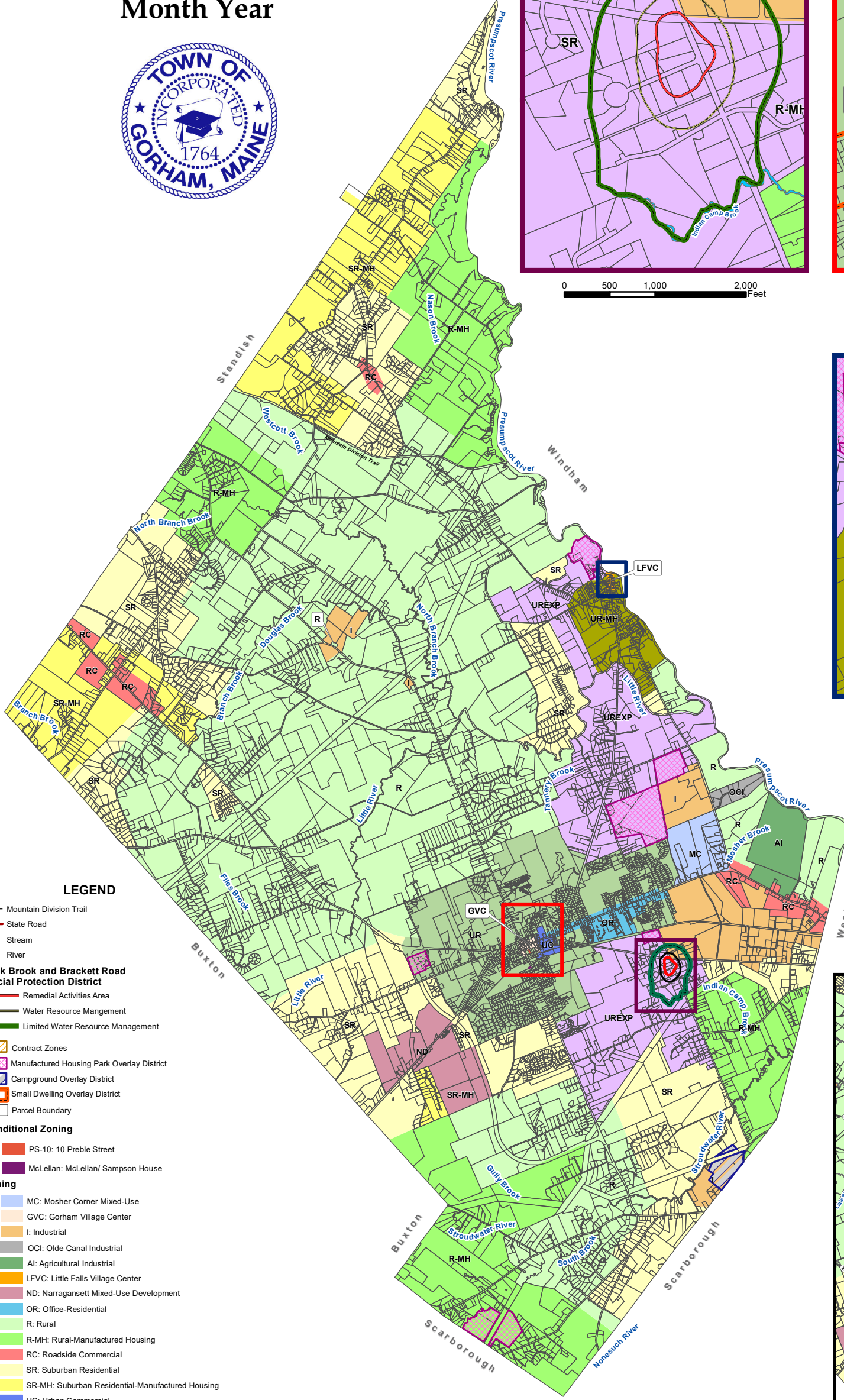
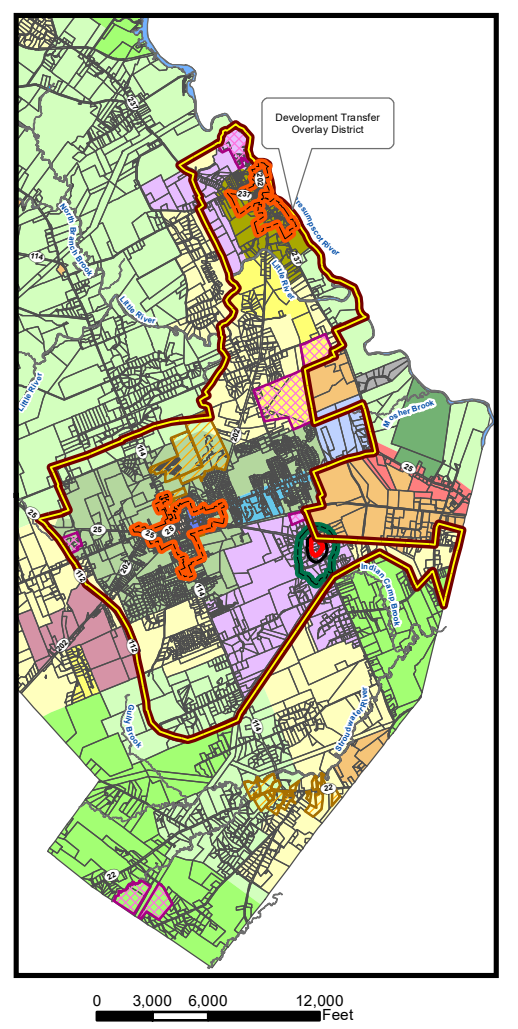
**Gorham Village Center**



**Little Falls Village Center**



**Development Transfer Overlay District**



**LEGEND**

- Mountain Division Trail
- State Road
- Stream
- River
- Black Brook and Brackett Road Special Protection District**
  - Remedial Activities Area
  - Water Resource Management
  - Limited Water Resource Management
- Contract Zones
- Manufactured Housing Park Overlay District
- Campground Overlay District
- Small Dwelling Overlay District
- Parcel Boundary
- Conditional Zoning**
  - PS-10: 10 Preble Street
  - McLellan: McLellan/ Sampson House
- Zoning**
  - MC: Mosher Corner Mixed-Use
  - GVC: Gorham Village Center
  - I: Industrial
  - OCI: Olde Canal Industrial
  - AI: Agricultural Industrial
  - LFVC: Little Falls Village Center
  - ND: Narragansett Mixed-Use Development
  - OR: Office-Residential
  - R: Rural
  - R-MH: Rural-Manufactured Housing
  - RC: Roadside Commercial
  - SR: Suburban Residential
  - SR-MH: Suburban Residential-Manufactured Housing
  - UC: Urban Commercial
  - UR: Urban Residential
  - UR-MH: Urban Residential-Manufactured Housing
  - UREXP: Urban Residential Expansion

I hereby certify that this is the Zoning Map of the Town of Gorham referred to in the Gorham Land Use and Development Code Zoning Ordinance and is the Official Zoning Map for the Town of Gorham, Maine. It includes all prior revisions and is current as of this date and was voted on by the Town Council.

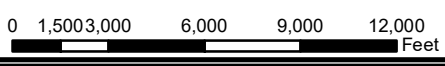
Laurie Nordfors, Town Clerk

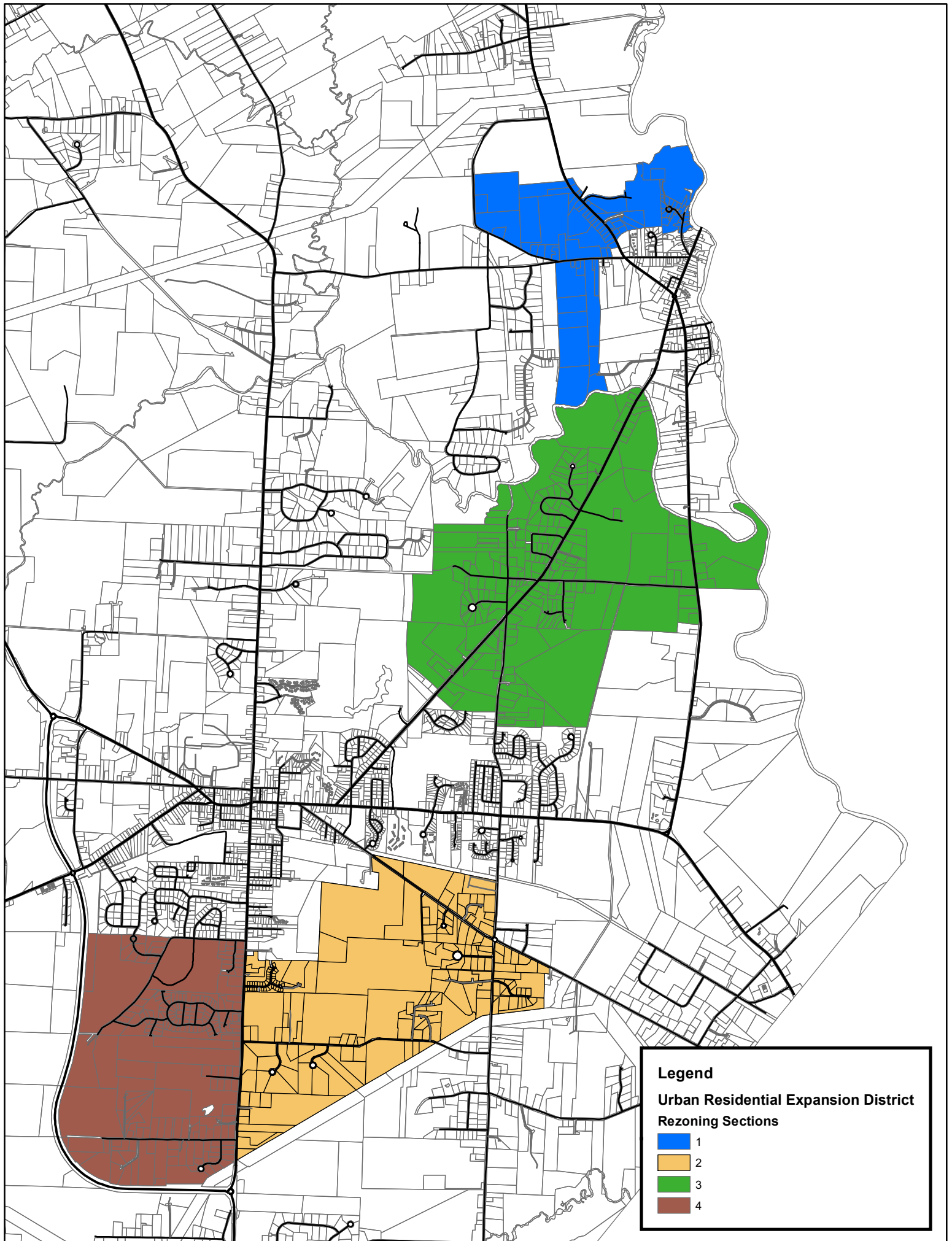
When uncertainty exists with respect to the district boundaries as shown upon this Zoning Map of the Town of Gorham, or amendments thereto, the following shall apply:

- 1) Unless otherwise indicated, district boundary lines are the center lines, plotted at the time of adoption of the Code, of streets, alleys, parkways, waterways, or rights-of-way of public utilities and railroads or such lines extended.
- 2) Other district boundary lines which are not listed in the preceding paragraph shall be considered as lines paralleling a street and at distances from the center lines of such streets as indicated by the official Zoning Maps on file in the Gorham Municipal Office. In the absence of a written dimension, the graphic scale on the official Zoning Maps shall be used.

Amended by the Gorham Town Council on DATE and effective this DATE.

1 inch = 6,000 feet





**Legend**

**Urban Residential Expansion District  
Rezoning Sections**

- 1
- 2
- 3
- 4