



**Community Development
Planning Division**

Thomas M. Poirier, *Director of Community Development*
tpoirier@gorham.me.us
Carol Eyerman, *Town Planner*
ceverman@gorham.me.us
Damon Yakovleff, *Assistant Town Planner*
dyakovleff@gorham.me.us

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

Tel: 207-222-1620

GORHAM PLANNING BOARD MEETING

MARCH 26, 2024 AT 7:00 P.M.

IN THE BURLEIGH H. LOVEITT COUNCIL CHAMBERS AT THE GORHAM MUNICIPAL CENTER.

AGENDA

APPROVAL OF THE FEBRUARY 26, 2024 PLANNING BOARD MINUTES

CHAIRMAN'S REPORT

COMMITTEE REPORTS

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

ADMINISTRATIVE REVIEW REPORT

-
- ITEM 1** **Public Hearing – Land Use and Development Code Amendment – LD 2003** – proposed amendment to the Land Use and Development Code to allow for unit bonuses for affordable housing in the Town's growth areas as required by 30-A MRSA §4364, also known as "LD 2003".
 - ITEM 2** **Public Hearing – Land Use and Development Code Amendment – Floodplain** – proposed amendment to the Land Use and Development Code to remain in compliance with the National Flood Insurance Program.
 - ITEM 3** **Public Hearing – Land Use and Development Code Amendment – Zoning Map Amendment** – proposed amendment to the Land Use and Development Code to rezone lots on Preble Street from UR to OR.
 - ITEM 4** **Discussion – Preliminary Subdivision – Gary & Megan Jordan – Guardian Estates** – a request for approval to construct 12 single family house lots with two additional lots that will support up to four units each on Waterhouse Road. Map 18, Lot 5.001. Zoned UREX. The applicant is represented by Austin G. Fagan, P.E., with BH2M.
 - ITEM 5** **Discussion – Subdivision Pre-Application – JDP, LLC. – North Gorham Road Subdivision** – a request for approval to construct a 6 lot single family subdivision. Map 92, Lot 25. Zoned SR. The applicant is represented by Owens McCullough, P.E., with Sebago Technics.

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 VIII. A. 14. 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.