



**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

JULY 11, 2022

The Gorham Planning Board will hold a regular meeting on Monday, July 11, 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 JUNE 6, 2022 AND JUNE 13, 2022 MEETING MINUTES

CHAIRMAN'S REPORT

COMMITTEE REPORTS

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

ADMINISTRATIVE REVIEW REPORT

- **FFJ, LLC – Administrative Review – 36 Middle Jam Road** – a request for after the fact approval for site clearing of over one (1) acre. The property is located at 36 Middle Jam Road. Zoned, SR, Map 97, Lot 37.
- **Rustic Holdings LLC – Administrative Review – 184 Brackett Road** – a request for approval to rehabilitate the residence, construct barn for 1st floor commercial kitchen space and 2nd floor residential use, as well as reconstruction of a greenhouse. The property is located at 184 Brackett Road. Zoned R, Map 7, Lot 29.
- **Devine, Sonja and Tim – Administrative Review** – a request for approval to add storage trailers and Quonset hut to store equipment, located at 135 Dingley Spring Road. Zoning SR, Map 76, Lot 35.

CONSENT AGENDA

- A** **Subdivision Amendment - McCormack, Gregory** – a request to amend lot 6 in the approved Deerfield Drive and Maplewood subdivision, to reduce the lot size. The remainder of the lot will be deeded to the applicants abutting lot. Zoned, UR. Map 104, Lot 23, 10-3, 30. The applicant is represented by Andrew Morrell, P.E., with BH2M.

- B** **Site Plan – Leaf Labs, LLC** – a request for approval of a 40,900 sq. ft. warehouse and grow facility with associated parking, located at 65 Olde Canal Way. Zoned OCI, Map 34, Lot 3-3. The applicant is represented by Craig Burgess, P.E., with Sebago Technics, Inc.

ITEM 1 **Public Hearing – Land Use and Development Code Amendment – Mobile Vending** – a proposed amendment to the Land Use and Development Code to allow for mobile food vendors to operate in the Little Falls Village area.

ITEM 2 **Public Hearing – Land Use and Development Code Amendment – Outdoor Dining** – a proposed amendment to the Land Use and Development Code to make certain COVID 19 exemptions permanent in relation to outdoor dining.

ITEM 3 **Public Hearing – Land Use and Development Code Amendment** – a proposed amendment to the Land Use and Development Code to allow for heavy equipment sales and service in the Industrial and Roadside Commercial Zoning District.



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- ITEM 4 **Preliminary and Final Subdivision – Jones, Ricky** – a request for approval of a 4 lot Conventional Residential Subdivision at 36 Middle Jam Road. Zoned SR and Shoreland, Map 97, Lot 37. The applicant is represented by Jayson Haskell, P.E., with DM Roma Consulting Engineers.

- ITEM 5 **Subdivision Amendment – Colpitts, Julie** – a request for approval to amend the approved Blueberry Ridge Subdivision, to reduce the number of lots from 29 to 5. Zoned R, Map 54, Lots 4-8 through 4-29. The applicant is represented by Andrew Morrell, PE, with BH2M.

- ITEM 6 **Subdivision Amendment and Private Way – Moore, Peter** — a request for approval to amend the approved Tannery Brook Subdivision to extend the right of way and approve a private way to access lot 14 in Tannery Brook Subdivision. Zoned, SR. Map 47, Lot 26. The applicant is represented by Shawn Frank, PE, with Sebago Technics, Inc.

- ITEM 7 **Pre-Application Discussion - Jordan, Megan and Gary** – request for approval of a 5-lot subdivision and 670 foot private way off Old Orchard Road. Zoned R, Map 57, Lot 19. The applicant is represented by Austin Fagan, P.E., with BH2M.

- ITEM 8 **Discussion – Land Use and Development Code and Zoning Map Amendment - South Gorham Commercial Corridor** – proposed amendments to the Land Use and Development Code and Zoning Map for the area of South Gorham.

- ITEM 9 **Planning Board Zoom Policy**

**OTHER BUSINESS
ANNOUNCEMENTS
ADJOURNMENT**

PLEASE NOTE: If this meeting is cancelled due to inclement weather or health issues, it will be rescheduled July 18, 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