



**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  
FEBRUARY 6, 2023**

The Gorham Planning Board will hold a regular meeting on Monday, February 6, 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 JANUARY 9, 2022 PLANNING BOARD MINUTES**

**CHAIRMAN'S REPORT**

**COMMITTEE REPORTS**

**A. Ordinance Review Committee**

**B. Comprehensive Plan Implementation Committee**

**ADMINISTRATIVE REVIEW REPORT**

**CONSENT AGENDA**

- A**            **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.
- B**            **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.

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- ITEM 1**        **Public Hearing – Land Use and Development Code and Zoning Map Amendment – Agricultural Industrial District** – a proposed amendment to the Land Use and Development Code and Zoning Map, to implement the Comprehensive Plan, by revising the zoning from Rural to Agricultural Industrial as well as rezoning Rural and Suburban Residential to Urban Residential.
- ITEM 2**        **Public Hearing – Special Exception - Seedlings to Sunflowers** – a request for special exception to locate a daycare center and community café at 3 Industrial Parkway. Zoned RC, Map 12, Lot 26-7. The applicant is self-represented.
- ITEM 3**        **Discussion – Private Way Pre-Application – McCormack, Gregory** – a request for approval of a private way utilizing the Samantha Drive right-of-way. Zoned, UR. Map 104, Lot 10-3 & M24, Lot 7-4. The applicant is represented by Andrew Morrell, P.E., with BH2M.
- ITEM 4**        **Discussion – Land Use and Development Code Amendment – Chapter 2, Section 2-14** – a proposed amendment to the Land Use and Development Code Chapter 2, Section 2-14 regarding dog kennel standards.
- ITEM 5**        **Discussion – Land Use and Development Code Amendment – Phase 4, Village Expansion** – a proposed amendment regarding phase 4 of the Village Expansion District, in the area between the Gorham By-Pass and South Street.

**OTHER BUSINESS  
ANNOUNCEMENTS**



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**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