



**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

SEPTEMBER 11, 2023 AT 7:00 P.M.

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

AGENDA

APPROVAL OF THE AUGUST 7, 2023 PLANNING BOARD MINUTES

CHAIRMAN'S REPORT

COMMITTEE REPORTS

A. Ordinance Review Committee

B. Comprehensive Plan Implementation Committee

ADMINISTRATIVE REVIEW REPORT

- ITEM 1** **Discussion – Land Use and Development Code – Stream Protection** – proposed amendment to the Land Use and Development Code to expand stream protection setbacks to 100 feet and add additional streams to the stream protection overlay district for protection of wild brook trout as recommended by Maine Inland Forestry and Wildlife.
- ITEM 2** **Discussion – Land Use and Development Code Amendment – Pedestrian Improvement** – proposed amendment to the Land Use and Development Code to add a new Pedestrian Overlay District and proposed amendments to existing ordinance sections to include pedestrian/sidewalk standards.
- ITEM 3** **Discussion – Land Use and Development Code Amendment – Access Management** – proposed amendment to the Land Use and Development Code to revise standards for curb cuts on arterials and designated collectors consistent with the Town's Comprehensive Plan.
- ITEM 4** **Discussion – Pre-Application Subdivision Plan – Omur, Ali – 79 Day Road** – a request for approval to divide a parcel split by previous landowner with outsale lots 1 and 2. Current proposal to split a third lot. Map 23, Lot 7. Zoned UREXP. The applicant is represented by Andrew Morrell, P.E., with BH2M.
- ITEM 5** **Discussion - Pre-Application Subdivision Plan - Maka Builders, LLC.** – Shirley Newton 55+ Community – a request for approval to construct a 63 unit condominium community for residents 55 and older. Map 8, Lot 10. Zoned UREXP. The applicant is represented by Andrew Morrell, P.E., with BH2M.
- ITEM 6** **Preliminary Subdivision Plan – KV Enterprises, LLC. – Robie Street** – A request for approval to construct 43 single-family residential lots. M24/L20 and M25/L8. Zoned, UR/UREXP. The applicant is represented by Shawn M. Frank, P.E. with Sebago Technics.

OTHER BUSINESS

- A. October Planning Month - October 12th open house 9:00am to 3:00pm**

ANNOUNCEMENTS

ADJOURNMENT



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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