



**Community Development
Planning Division**

Thomas M. Poirier, *Director of Community Development*

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

Tel: 207-222-1620

GORHAM PLANNING BOARD MEETING

OCTOBER 2, 2023 AT 7:00 P.M.

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

AGENDA

APPROVAL OF THE SEPTEMBER 11, 2023 PLANNING BOARD MINUTES

ELECTION OF OFFICERS

A. Planning Board Chair

B. Vice Chair (if necessary)

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 – 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** **Public Hearing – 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** **Public Hearing – 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** **Public Hearing – Site Plan - Patriot Holdings, LLC – Self Storage and Contractor Flex Space** - a request for approval to construct self-storage buildings, a contractor flex building and associated infrastructure. Map 77, Lot 5. Zoned RC. The applicant is represented by Chris Taylor, P.E. at Sebago Technics.
- ITEM 5** **Discussion – Contract Zone – KV Enterprises, LLC. – Robie Street Subdivision** – a request for approval of a contract zone to allow for construction of a residential subdivision with single family, multi-family, mixed use and conservation land. Map 24, Lots 19, 20, Map 25, Lot 8, Map 27, Lot 20. Zoned, UR/UREXP. The applicant is represented by Shawn M. Frank, P.E. with Sebago Technics.
- ITEM 6** **Discussion – Subdivision Pre-Application – Gary and Megan Jordan – Waterhouse Road** - a request for approval of a 16 lot, 24 unit subdivision on Waterhouse Road. Map 18, Lot 5. Zoned UREXP. The applicant is represented by Austin G. Fagan, P.E. with BH2M.

OTHER BUSINESS

A. Planning Month Open House – October 12, 2023 (9am – 3pm)

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