

**Land Use & Development Code Amendment:
Heavy Machinery and Equipment Retail Sales & Service**

**Town of Gorham
Planning Board
July 11, 2022**

ITEM 3 – Public Hearing - Land Use and Development Code – 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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AMENDMENT TRACKING

DESCRIPTION	COMMENTS	STATUS
Planning Board Public Hearing		July 11, 2022

The Planning Board refers to staff notes during the review process; however, it shall be noted that staff recommendations are noncommittal and all final decisions are those of the Planning Board and not Town Staff.

Memo completed by Thomas Poirier, Director of Community Development.

**Land Use & Development Code Amendment:
Heavy Machinery and Equipment Retail Sales & Service**

1. Overview

Staff has put this item directly on for public hearing because the proposed zoning amendment is to correct an unintended consequence of a past zoning amendment when the Town created the Olde Canal Industrial District. As part of the creation of the zoning district, a permitted use was added for heavy machinery and equipment retail sales & service. By having a specific permitted use in one district but not another it makes that permitted use prohibited in all districts which does not identify that permitted use.

These proposed amendments will allow for the use of heavy machinery and equipment retail sales & service as it had been allowed previously in the Roadside Commercial and the Industrial districts.

The proposed amendments are shown in black and underlined.

Proposed Amendment:

Language shown underline is amendment language proposed by the Town Council.

Chapter 1: ZONING REGULATIONS

SECTION 1-11 ROADSIDE COMMERCIAL DISTRICT

B. PERMITTED USES

15) Heavy machinery and equipment retail sales & service.

SECTION 1-12 INDUSTRIAL DISTRICT

B. PERMITTED USES

14) Heavy machinery and equipment retail sales & service.

PROPOSED MOTION:

Move to recommended Town Council adoption of the Zoning Amendment to allow for heavy machinery and equipment retail sales & service to Zoning Districts 1-11 and 1-12 as drafted by Town staff (and as amended by the Planning Board).