



**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
APRIL 1, 2024 AT 7:00 P.M.**

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

AGENDA

APPROVAL OF THE MARCH 4, 2024 PLANNING BOARD MINUTES

CHAIRMAN'S REPORT

COMMITTEE REPORTS

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

ADMINISTRATIVE REVIEW REPORT

ELECTION OF PLANNING BOARD OFFICERS

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- ITEM 1** **Public Hearing – Zoning Map Amendment – District Changes** – Proposed amendment to the Zoning Map to change Map 8, Lot 10 from the Urban Residential Expansion District to the South Gorham Crossroads District.
- ITEM 2** **Public Hearing – Land Use and Development Code Amendment – Home Occupation Standards** – Proposed amendment to the Land Use and Development Code that would create a village home occupation overlay district and amend home occupation standards.
- ITEM 3** **Public Hearing – Land Use and Development Code Amendment – Sewer Impact Fees** – Proposed amendment to the Land Use and Development Code that would create a sewer impact fee for parts of Main Street.
- ITEM 4** **Public Hearing – Land Use and Development Code Amendment – Private Way Standards** – proposed amendment to the Land Use and Development Code that would replace one lot private way standards with backlot standards.
- ITEM 5** **Public Hearing – Land Use and Development Code Amendment – Parking Standards** – Proposed amendment to the Land Use and Development Code to revise parking standards to incorporate standards for shared parking and on street parking in lieu of on-site parking requirements. **THIS ITEM HAS BEEN TABLED**
- ITEM 6** **Discussion – Subdivision Amendment – Park South Condominium Owners Association and Nicholas and Jenny Flagg. – Park South Amendment** – a request to exchange a 2,185sq ft (Parcel A) for two Parcels (B and C) 438sq ft and 16,000.1sq ft within Park South. Parcel A to be dedicated to the Town of Gorham as a Public Way. Map 24, Lot 10 and 17. Zoned UREXP. The applicant is represented by Stephen M. Selleck, President of Park South Condominium Owners Association.
- ITEM 7** **Discussion – Site Plan Amendment – Cottage Advisors ME, LLC. – Pheasant Knoll Impact Fees** – a request to waive School Impact Fees for the Subdivision. Zoned CZ Kasprzak. Map 46, Lot 11.4. Represented by Robert Georgitis with Maine Planning Associates.



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ITEM 8 **Discussion – Site Plan – GenX Capital Partners, LLC. – Luxury Motor Toys** – a request for site plan approval for 40 condominium garage units with associated clubhouse. Zoned OCI. Map 34, Lot 3.003. Represented by Jon Whitten, Jr., P.E. with Haley Ward.

OTHER BUSINESS

ANNOUNCEMENTS

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 VIII. A. 14. 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.