

# Town of Gorham

**MUNICIPAL CENTER**  
75 SOUTH STREET-SUITE 1  
GORHAM, ME 04038-1382

Tel. 207-222-1620  
Fax: 207-839-7711  
[www.gorham-me.org](http://www.gorham-me.org)



**PLANNING DEPARTMENT**  
ROOM 251

**DEBORAH F. FOSSUM**  
Director of Planning & Zoning  
[dfossum@gorham.me.us](mailto:dfossum@gorham.me.us)

**THOMAS M. POIRIER**  
Assistant Planner  
[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)

## **GORHAM PLANNING BOARD** **Workshop Meeting**

**March 12, 2007**

The Gorham Planning Board will hold a Workshop Meeting on Monday, March 12, 2007, at 6:30 p.m. in the Council Chamber at the Gorham Municipal Center, 75 South Street, Gorham, Maine.

*Please note the new meeting location. Parking and access to the new Municipal Center [formerly Shaw Middle School] is located off Ball Park Road.*

### **AGENDA ITEMS**

- 1. Notes of February 5, 2007, Workshop Meeting.**
- 2. Pre-Application Conference: Site Plan Amendment – “Worship Facility” - off South Street – by Redeemer Lutheran Church**  
Presentation of a proposed site plan amendment for the previously approved church off Route 114. Zoned R; M5/L24-26.
- 3. Discuss request for a joint meeting with the Buxton Planning Board on the proposed Blueberry Ridge Subdivision off Finn Parker Road in Gorham and off Webster Road in Buxton by Stephen A. Joffe and Julia C. Colpitts.**
- 4. Review of “Application Status Report”.**
- 5. Chairman’s Report of Town Council Ordinance Committee Meeting.**
- 6. Review summary of February 26 “Ordinance Change Workshop”, and set a date for Ordinance Committee to meet regarding specific changes.**
- 7. Other Business.**
- 8. Adjournment at 6:55 p.m.**

---

*NOTE: Workshop meetings of the Gorham Planning Board are open to the Public but are not televised. If the Board is unable to take up all of the items scheduled on the workshop agenda before 7:00 PM, the Board can continue any remaining items to the end of the regular Agenda, subject to the ten o'clock rule.*

---

# Town of Gorham

## MUNICIPAL CENTER

75 SOUTH STREET-SUITE 1  
GORHAM, ME 04038-1382

Tel. 207-222-1620

Fax: 207-839-7711

[www.gorham-me.org](http://www.gorham-me.org)



PLANNING DEPARTMENT  
ROOM 251

## DEBORAH F. FOSSUM

Director of Planning & Zoning  
[dfossum@gorham.me.us](mailto:dfossum@gorham.me.us)

## THOMAS M. POIRIER

Assistant Planner  
[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)

**GORHAM  
PLANNING  
BOARD**  
***Special***

---

### Workshop

**March 12, 2007**

The Gorham Planning Board will hold a Special Workshop on Monday, March 12, 2007, at 6:00 p.m. in the Council Chambers at the Gorham Municipal Center, 75 South Street, Gorham, Maine.

*Please note the new meeting location. Parking and access to the new Municipal Center [formerly Shaw Middle School] is located off Ball Park Road.*

### **AGENDA ITEMS**

**9. E-mail Policy: Review of policy with respect to web sites.**

**10. Adjournment at 6:30 p.m.**

---

*NOTE: Workshop meetings of the Gorham Planning Board are open to the Public but are not televised. If the Board is unable to take up all of the items scheduled on the workshop agenda before 7:00 PM, the Board can continue any remaining items to the end of the regular Agenda, subject to the ten o'clock rule.*

---



**BOARD**

**March 12, 2007**

**The Gorham Planning Board will hold a regular meeting on Monday, March 11, 2007, at 7:00 p.m. in the new Gorham Municipal Center Council Chambers, 75 South Street, Gorham, Maine. A non-televvised Workshop Meeting beginning at 6:30 p.m. will precede the regular meeting.**

*NOTE new location at the former Shaw Junior High School. Directions: From the center of Town, take South Street/Route 114 S; right onto Morrill Avenue; right onto Ball Park Road; and at stop sign, right into Library/Municipal Center parking lot.*

**AGENDA ITEMS**

- 1. APPROVAL OF THE FEBRUARY 5, 2007, MINUTES**
- 2. COMMITTEE REPORTS**
  - A. PRIVATE WAY COMMITTEE**
  - B. ORDINANCE COMMITTEE**
  - C. SIGN ORDINANCE COMMITTEE**
- 3. CONSENT AGENDA – No Items**
- 4. SITE PLAN / CHANGE OF USE – “THE CHURCH” – off 29 SCHOOL STREET – by FOUR BROTHERS, LLC, MICHAEL SALVAGGIO, JR., MEMBER**  
PUBLIC HEARING  
Request for approval of a proposal to locate a restaurant, bakery, deli, coffee house, pizza shop, function hall & wellness center on land of School Street United Methodist Church with shared parking to be approved at the “7-11” Convenience Store on Cross Street. Zoned VC & UR; M102/L83 & 112.
  5. *FINAL SUBDIVISION & SITE PLAN – “PRESUMSCOT COVE CONDOMINIUMS” / “ISABEL DRIVE” – off 697 GRAY ROAD - by RAY PEPPERS REALTY, LLC, TIMOTHY R. PEPPERS, MEMBER*  
PUBLIC HEARING  
Request for final subdivision and site plan approval of a 12-unit residential condominium with a 500’ private driveway on 4.97+/- acres off Route 202 on land of Peppers. Zoned UR; M 110/L29.
- 6. PRELIMINARY & FINAL SUBDIVISION PLAN AMENDMENT – “SOUTHWOODS SUBDIVISION” –off 25 OAK WOOD DRIVE – by KEVIN A. & KATHLEEN D. JENKINS**  
Request for preliminary and final approval of a lot split on 1.67 acres. Zoned UR; M25/L1.015.
- 7. PRIVATE WAY PLAN - “BRODEIS WAY” – off 206 SOUTH STREET - by JASON A. & JESSICA CURTIS**  
Request for approval of a proposed 146+/-’ private way to serve 1 lot on 2.05 acres off South Street on land of Brooks. Zoned SR; Map 24/Lot 7.
  8. *PRELIMINARY SUBDIVISION PLAN – “THE CROSSING SUBDIVISION” / “OLD DYNAMITE WAY” / “HIDDEN BROOK DRIVE” – off GRAY ROAD – by MJF DEVELOPMENT GROUP, LLC, MICHAEL J. FERRANTE, MEMBER*  
Request for preliminary approval of a proposed 25-lot residential subdivision and a road on 21.6+/- acres off Gray Road on land of Ferrante. Zoned UR; M30/L18.
- 9. DISCUSSION: AMENDED SUBDIVISION / MINOR SITE PLAN – “K.L. JACK INDUSTRIAL FASTENERS” - 11 JENNA DRIVE – by K.L. JACK & CO., INC.**  
Discuss proposal for a 14,400 sq. ft. office and warehouse facility in the New Portland Parkway subdivision on land of JIF Management of Maine, LLC. Zoned I; M29/L2.002.
- 10. PRE-APPLICATION CONFERENCE: SUBDIVISION PLAN AMENDMENT – “DAVIS FARM ESTATES SUBDIVISION” - OFF DAVIS ANNEX – BY JUSTIN A. & KELLY L. DEARBORN**  
Presentation of a proposal to reconfigure the lot layout and reduce the number of lots in the approved subdivision from 14 to 5. Zoned SR; M38/L3.
- 11. SCHEDULE OPTIONAL MEETING IF NEEDED**
- 12. ADJOURNMENT**

*Please inform us in advance of any special requirements you may have due to a disability.*