



**Town of Gorham**  
**June 18, 2012**  
**PLANNING BOARD MINUTES**

LOCATION: Burleigh H. Loveitt Council Chambers, 75 South Street, Gorham, Maine

**Members Present:**

**EDWARD ZELMANOW, Chairman**  
**CHRISTOPHER HICKEY, Vice Chairman**  
**GEORGE FOX**  
**MELINDA SHAIN**

**Staff Present:**

**THOMAS M. POIRIER,**  
**BARBARA C. SKINNER, Clerk of the Board**

**Members Absent:**

**THOMAS HUGHES**  
**COREY THERIAULT**

Edward Zelmanow, Chairman, called the meeting to order at 6:25 p.m. The Clerk called the roll, noting that Thomas Hughes and Corey Theriault were absent.

**APPROVAL OF THE JUNE 4, 2012 MINUTES**

**Christopher Hickey MOVED and George Fox SECONDED a motion to approve the minutes of June 4, 2012 as written and distributed. Motion CARRIED, 4 ayes (Thomas Hughes and Corey Theriault absent). [6:30 p.m.]**

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**ITEM 1: CONSENT AGENDA - Site Plan Amendment:** Gorham House Partnership request for approval of a proposed building and parking expansion, renovating the skilled nursing wing with an approximately 3,232 square feet slab on grade, one-story addition, with site work to expand the parking lot by 22 spaces, adding sidewalks, and relocating the memorial garden and gazebo. The property is located at 50 New Portland Road on Map 100 Lots 65.1, 72.1, 73.1 and 78 in the Urban Residential (UR) district.

**Edward Zelmanow MOVED and Christopher Hickey SECONDED a motion to take the item off the Consent Agenda. Motion CARRIED, 4 ayes. (Thomas Hughes and Corey Theriault absent).**

Mr. Poirier said that this item was last before the Board at its June 4, 2012 meeting, at which time the applicant reported that it still had not received its Maine DEP Site Location of Development Permit. The Board agreed to hold a second meeting in June and voted to place the item on the Consent Agenda for this evening's meeting. Mr. Poirier said that as of today's date the applicant still has not received the Permit, and staff has received a review memo from the DEP regarding some items still outstanding to be addressed by the applicant.

Lee Allen, Northeast Civil Solutions, thanked the Board for holding the meeting this evening, but had to report that the expected draft Permit was not forthcoming. Mr. Allen said that they expect to have the permitting process completed by next week.

Ms. Shain said she is not willing to approve the application this evening and suggested that the application be tabled until the applicant has its Permit and staff has had an opportunity to review it. Mr. Zelmanow noted that the July meeting of the Board will be on the 16<sup>th</sup> and hopefully that will give the applicant enough time to secure its Permit from the DEP. Ms. Shain said she believed it would be appropriate for the application to be placed once more on a Consent Agenda when the applicant is ready to return before the Board.

**George Fox MOVED and Melinda Shain SECONDED a motion that the item be tabled to the next available Consent Agenda at which time the applicant will have the DEP permit in hand and staff**

**will have had the opportunity to review it. Motion CARRIED, 4 ayes (Thomas Hughes and Corey Theriault absent). [6:41 p.m.]**

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**OTHER BUSINESS** Mr. Zelmanow reminded the Board that the next Board meeting will be at 7:00 p.m. on July 16, 2012.

**ANNOUNCEMENTS** None

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**ADJOURNMENT**

**Christopher Hickey MOVED and George Fox SECONDED a motion to adjourn. Motion CARRIED, 4 ayes (Thomas Hughes and Corey Theriault absent). [6:43 p.m.]**

Respectfully submitted,

Barbara C. Skinner, Clerk of the Board  
\_\_\_\_\_, 2012