



**Community Development
Planning Division**

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

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Community Development - Planning Division Fees

Amended August 3, 2021

Zoning Amendment	
Zoning Amendment Text/Map	\$300 Application Fee \$200 Public Notice/Legal Ad Fee
Contract Zoning	
Pre-Application	\$300 - credited towards application
Contract Zone - New Application	\$3,200 Application Fee \$200 Public Notice/Legal Ad Fee
Contract Zoning - Amendment	\$750 Application Fee \$200 Public Notice/Legal Ad Fee
Gravel Pit Applications	
Pre-Application/Sketch Plan	\$300 - credited towards application
New Pit Application, less than 5 acres	\$1,000 Application Fee \$100 Public Notice/Legal Ad Fee
New Pit Application, greater than 5 acres	\$1,500 Application Fee \$100 Public Notice/Legal Ad Fee
Existing Pit Expansion	\$1,000 Application Fee \$100 Public Notice/Legal Ad Fee
Existing Pit Amendment	\$1,200 Application Fee \$100 Public Notice/Legal Ad Fee
Blasting License	
Pit Re-Licensing, less than 5 acres	\$200 per year
Pit Re-Licensing, greater than 5 acres	\$300 per year
Shoreland Zoning Permit	
Planning Board Review	\$200 Application Fee \$100 Public Notice/Legal Ad Fee
Private Way Applications	
Pre-Application/Sketch Plan	\$300 - credited towards application
New Private Way Application	\$700 Application Fee LEGAL AND PEER REVIEWS ESCROW (starting escrow \$2,000)
Private Way Amendment	\$350 Application Fee LEGAL AND PEER REVIEWS ESCROW (starting escrow \$2,000)

Subdivision Applications	
Pre-Application/Sketch Plan	\$300 - credited towards application
New Subdivision Application	\$1,500 for the first 3 lots or dwelling units + \$150 for each of the next 4 to 30 lots or dwelling units + \$100 for each of the next 31 or more lots or dwelling units LEGAL AND PEER REVIEWS ESCROW (starting escrow \$3,500)
Subdivision Amendment	\$650 per lot or revision LEGAL AND PEER REVIEWS ESCROW (starting escrow \$3,500)
Major Site Plan Applications	
Pre-Application/Sketch Plan	\$300 - credited towards application
Residential Site Plan with new construction	\$1000 < 2000 GFA + \$25 each additional 1000 sf or fraction thereof \$100 Public Notice/ Legal Ad Fee LEGAL AND PEER REVIEWS FEES (starting escrow \$3,500)
Residential Site Plan with no new construction	\$600 Application Fee \$100 Public Notice/ Legal Ad Fee LEGAL AND PEER REVIEWS FEES (starting escrow \$3,500)
Non-Residential Site Plan with new construction	\$800 < 2000 GFA + \$25 each additional 1000 sf or fraction thereof \$100 Public Notice/ Legal Ad Fee LEGAL AND PEER REVIEWS FEES (starting escrow \$3,500)
Non-Residential Site Plan with no new construction	\$800 Application Fee \$100 Public Notice/ Legal Ad Fee LEGAL AND PEER REVIEWS FEES (starting escrow \$3,500)
Residential Site Plan Amendment	\$1,000 Application Fee \$100 Public Notice/ Legal Ad Fee LEGAL AND PEER REVIEWS FEES (starting escrow \$3,500)
Non-Residential Site Plan Amendment	\$800 < 2000 GFA + \$25 each additional 1000 sf or fraction thereof \$100 Public Notice/ Legal Ad Fee LEGAL AND PEER REVIEWS FEES (starting escrow \$3,500)
Planned Unit Development	
Planned Unit Development - Zoning Amendment	Same as Major Site Plan
Planned Unit Development - Site Plan/Subdivision	Same as Major Site Plan
Administrative Site Plan Review	
Residential Site Plan with new construction	\$1,000 < 2000 GFA + \$25 each additional 1000sf or fraction thereof \$100 Public Notice/Legal Ad Fee
Residential Site Plan with no construction	\$600 Application Fee \$100 Public Notice/Legal Ad Fee
Residential Site Plan Amendment	\$1,000 Application Fee \$100 Public Notice/Legal Ad Fee
Non-Residential Site Plan with new or no construction	\$500 < 2000 GFA + \$20 each additional 1000 sf or fraction thereof - up to a max of \$500 \$100 Public Notice/Legal Ad Fee
Non-Residential Site Plan Amendment	\$200 < 2000 GFA + \$20 each additional 1000 sf or fraction thereof - up to a max of \$500 \$100 Public Notice/Legal Ad Fee
Site Plan Review Committee Appeal	No Application Fee \$100 Public Notice/Legal Ad Fee

De Minimis Change	\$125 Application Fee
Flood Hazard Permits	Fees Collected by the Code Office
Wireless Telecommunications Towers	\$500 Application Fee
Sign Permit/Non-Conforming Sign Increase	\$50.00 Application Fee
Miscellaneous Reviews	
Parking Reduction	\$50.00 Application Fee
Special Exception	\$150 Application Fee \$100 Public Notice/Legal Ad Fee
Street Acceptance	\$500 Application Fee
Development Transfer Overlay Bonus Unit Fee	\$16,500.00
Peer Reviews and Legal Services/ Escrow Accounts	
Professional and Legal services peer review fee (All projects requiring Planning Board Approval, including special studies such as noise, hydrogeology, lighting, landscaping, etc)	Developers required to pay all peer review fees. If the balance in the escrow account is drawn down by seventy-five percent (75%), the Developer is required to place an additional amount in escrow to cover the remaining inspection and compliance work
Field Inspection	
All Planning Board Approved Projects	Two and one half percent (2 ½%) of the estimated costs of improvements
Administrative Site Plan	\$750
Publications	
Land Use and Development Code	\$40
Comprehensive Plan	\$30
Photocopying	
Letter Size	\$0.50 first page + \$0.25 each additional
Legal Size	\$0.70 per page
Ledger Size	\$1.00 per page
Full Sheet (In House)	\$10 first page + \$3 each additional sheet
Maps and Oversize Prints	By Special Arrangements