

**Town of Gorham
Planning Board Minutes
March 21, 2024**

Call to order: The meeting was called to order by Chairman Robitaille at 6:30pm

Members Present: Paul Robitaille (Chairman), Brian Ruel, Mike Wadell (Ex-Officio), Earl McGillicuddy, Abby Evankow

Members Excused: Robert Gargano, Reuben Rajala, Dennis Pednault, and Dan Buteau

Members Absent:

Appointment of Alternates:

Members of the Public: Megan Simons (Board Clerk) Michelle Lutz (Alt. Board Clerk), Tyler and Keenan Rich, Phil Cloutier (Fire Chief)

Election of Officers: Mike Wadell made the motion to appoint Paul Robitaille as board chairman. No other nominations were made. Earl McGillicuddy seconded Mike Wadell's motion, and the board voted unanimously, in favor. Abby Evankow made the motion to appoint Robert Gargano as Vice Chair and received a second from Mike Wadell. No other nominations were made, and the board voted unanimously in favor.

Appointments: On a motion from Mike Wadell with a second from Abby Evankow the board voted unanimously, in favor, to appoint Reuben Rajala for a 3-year term as a full voting member.

Review and Accept Minutes of February 15, 2024: Abby Evankow made a motion to accept the minutes as presented which received a second from Mike Wadell, the board voted unanimously in favor.

Identification and Resolution of any conflicts: No conflicts were identified.

Driveway Application for Tyler and Keenan Rich: Michelle Lutz started by explaining the property lines and history of the property. Burke York of York Land Services surveyed Gordon Ave. The original subdivision plan shows Gordon Ave. extending all the way to the property line; however, it was only paved to just beyond 4th street. York says that although it is not paved, the property owners have implied use. Mr. Rich states that they will be using about 50 feet of Vanikiotis' right of way through their property and they have spoken about it to each other and are in agreement regarding the driveway location as well as the removal of the gate. Mr. Rich is aware of possibly needing to adjust the depth of the culvert for the water and sewer lines. Mike Wadell asked if this property was timber and agriculture, and it was confirmed that it is. Abby Evankow made the motion to approve the driveway application and it received a second from Mike Wadell.

Chairman Robitaille called a roll call vote: Abby Evankow – Yes Earl McGillicuddy – Yes
Brian Ruel – Yes Mike Wadell – Yes

Driveway Application for Donald Arguin: Mr. Arguin is requesting a driveway to build a 2-car garage on the other side of his property. Mr. Arguin is also on the agenda for the Zoning Board of adjustment for a variance as his garage will not meet the setback requirements, further, he is on the Board of Selectmen agenda for his driveway to be allowed on town land. After reviewing the application and drawing Mike Wadell made the motion that the driveway should be approved on the condition that the Board of Selectmen grant him approval to access the garage by driving over town land and to build the driveway on town land. The motion received a second from Abby Evankow.

Chairman Robitaille called a roll call vote: Abby Evankow – Yes Earl McGillicuddy – Yes
Brian Ruel – Yes Mike Wadell – Yes

New Business: 2 Lot Merges; First application for John T. Gallus, Peggy Gallus and Timothy Gallus for 201 & 203 Gorham Hill Road (Tax Map U21 Lots 2C & 2B) and second application for the George R. Eichler and Karen M. Eichler Irrevocable Trust for 81 & 83 Promenade Street (Tax Amp U4 Lots 40A & 41). The board voted to approve both unanimously.

Old Business: Abby Evankow asked about the mill light complaint from Deidre Blair and what was going on and if the lights could be set on a 15-minute timer as the ordinance reads. Mike explained that the timer is geared towards residential security lighting and not industrial. Phil stated the lights are required by OSHA to be on 24/7 and if she disagrees with the findings she must take it to the Board of Selectmen. Mike Wadell said Ms. Blair had a different take on the conversation that was had with him and Selectmen Zornio during voting at Town Hall. There are 7 exemptions from the dark skies ordinance and anything that existed prior to the ordinance is grandfathered in. The Planning Board cannot write an ordinance that overrides the state law or OSHA requirements. There have been no other complaints from that neighborhood regarding the lights and the mill has adjusted the lights to be a good neighbor. The Board of Selectmen will respond to Deidre.

Public Comment: None

Next Meeting – April 18, 2024

Adjournment – On a motion from Abby Evankow with a second from Brian Ruel, the board voted, unanimously, to adjourn at 7:24pm.

Respectfully submitted,



Megan Simons
Planning Board Clerk