

Town of Gorham

Planning Board Minutes

May 19, 2022

Members Present: Paul Robitaille (Chairman), Abby Evankow, Yves Zornio (Selectman Rep.), Peter Gagnon, (Vice Chairman) and Brian Ruel, Reuben Rajala, Meghan Poirier, and Earl McGillicuddy.

Members Excused: Dan Buteau

Members Absent: Wayne Flynn

Members of the Public: Victoria Hill (Board Secretary) Tara Bamford, Consultant (Remote) and John Scarinza (CEO)(Remote) Denise Vallee (Town Manager), Terry and Megan MacGillivray (applicants) Burke Yorke, York Land Services, LLC (applicant agent) and Bob Gargano. Diedre Blair, MaryBeth Smith and Barbara Tetreault (press) attended remotely.

Call to order: The meeting was called to order at by Chairman Robitaille at 6:40 pm

Appointment: Chairmen Robitaille appointed Earl McGillicuddy as a voting member for the meeting.

Review and Accept Minutes: On a motion from Abby Evankow with a second from Brian Ruel the board voted to approve minutes as presented from March 31, 2022 meeting. All members voted in favor with the exception of Rueben Rajala, who abstained. On a motion from Abby Evankow and second by Brian Ruel the board voted to approve minutes from April 28, 2022.

New Business: Case #05-2022 Submission of Final Site Plan Review Application.

The application and checklist have been reviewed by Tara Bamford with the applicant and his agent. Tara informed the board that if the Board waives the landscaping plan (VI.A) A11 and height of buildings within 200 feet of the site (VI.A) A6 requested by the applicant, then the application appears complete. With a motion by Peter Gagnon and seconded by Brian Ruel, the board voted unanimously to accept the application as complete.

The chairman opened the public hearing at 6:48 pm

Burke York of York Land Services, LLC, representing the applicant, presented the updated site plans. The changes on the plan include storage of the rental units stored on the north end of the site, no lot line mergers are proposed, no fuel storage on site, and a 28 x 16 pavilion with restrooms to be constructed on Lot 9A including proposed water and sewer hook ups. The Water and Sewer Department has requested a clean out near pavilion bathrooms. Mr. York reviewed the twenty-one notes on the site plan. On sheet 1 and 2, note #3 will be changes to remove mention of the fuel truck. Terry MacGillivray has revised the rental options available to customers. 70% of rentals are 2-3 hours. Preseason rental reservations are down 50%. John Scarinza, CEO, reminded the applicant that he will need to have a handicap accessible bathroom in the pavilion. Diedre Blair asked the about any future plans to move activity from Route 2. Mr. MacGillivray responded that he would like to do this in the future. Mr. Robitaille reminded the public to make comments pertaining to the plans submitted.

Mary Beth Smith, of Jimtown Road, would like to know if the board plans to cap the number of rentals allowed at this site. Tara informed the board that putting a cap on rentals would need to be based on statistics.

Public Hearing closed at 7:28.

Tara reviewed the draft decision. Brian Ruel made a motion to accept plans for final approval with conditions as outlined in Notice of Decision. Notice of Decision attached. This motion was seconded by Rueben Rajala. All members voted in favor.

Code Enforcement Update –

John updated the board on the following:

Steve Grone has a report from a fire engineer which supports the need for sprinklers.

Followed up on a complaint in Cascade Flats.

Reviewed and approved letter to be sent to unpermitted work.

He has spoken to Jay Holmes about the work being done on his property on Alpine St. Mr. Holmes will be applying for a building permit.

Rueben has concerns about the bear activity in town. He has observed a few commercial dumpsters improperly secured. Denise Vallee offered to send a reminder to businesses.

Tara has been working with HE Bergeron and Lee Corrigan on Imp Road plans. She informed them that these will need to be stamped plans.

Old Business – None

Public Comment: Mr. MacGillivray introduced his daughter Megan as part owner and operating officer of the Summer fun business.

Next Meeting – June 16, 2022 6:30pm at the Town Hall.

Adjournment – On a motion from Abby Evankow with a second from Peter Gagnon, the board voted unanimously to adjourn at 7:57 pm by roll call vote.

Respectfully submitted,

Victoria Hill
Planning and Zoning Board Clerk

May 24, 2022

Approved June 16, 2022