

# **Town of Gorham**

## **Planning Board Minutes**

### **December 15, 2022**

**Members Present:** Paul Robitaille (Chairman), Peter Gagnon, Yves Zornio (Selectman), Reuben Rajala (remote), and Dan Buteau.

**Members Excused:** Earl McGillicuddy, Brian Ruel, and Michael Waddell (Ex-Officio), Wayne Flynn and Abby Evankow.

**Members Absent:** none

**Appointment:** Chairmen Robitaille appointed Earl McGillicuddy as a full voting member. Yves Zornio is representing the Board of Selectmen in place of Mike Waddell.

**Members of the Public:** Victoria Hill (Board Secretary) Tara Bamford, (Remote) Bob Gargano and Burke York (York Land Services), Robert Best (Attorney), Scott Hynes, Steve Bolduc and Steve Vachon, Keith Roberge.

**Call to order:** The meeting was called to order at by Chairman Robitaille at 6:32 pm.

**Review and Accept Minutes:** On a motion from Peter Gagnon with a second from Yves Zornio to accept the minutes as presented from November 17, 2022. All board members voted to approve minutes with the exception of Dan Buteau who abstained from the vote.

#### **New Business:**

- a. Continuance of Submission of Application and Site Plan: 1 Exchange St U5-L7 Pine Stick, LLC Case #04-2022. On a motion by Dan Buteau with a second by Peter Gagnon, the board voted unanimously to accept the continuance until January 19, 2023.
- b. Letter of Interest in Alternate Position Planning Board, Bob Gargano. On a motion from Dan Buteau with a second from Earl McGillicuddy, the board voted unanimously to appoint Mr. Gargano as an alternate member of the planning board. The chairmen inform Mr. Gargano that he will need to be sworn in by the town clerk prior to the next meeting.
- c. Tony Koxarakis - Conceptual Consultation 315 Main St U6-61. Scott Hayes, Steve Bolduc and Steve Vachon spoke as representatives for Mr. Koxarakis. Mr. Bolduc gave an overview of the plan for a four-unit short-term rental. The building was built approximately 23 years ago. It has never been occupied. They have been in touch with NHDOT and York Land Services to show property boundaries. Next step is to get in touch with an architect. The board recommends filling out site plan forms for proposed work. Steve Vachon has submitted an electrical permit application. They would like to have heat in the building. The board members discussed the issues in the past about

storm water run-off, access, and new zoning requirements. Tara Bamford informed the board that the regulations require this project will require a full site plan, but they can request waivers. The board informed the applicants will need to submit a full site plan application.

- d. Submission of Application: Lot Line Adjustment – Keith and Mandy Roberge & Androscoggin Valley Regional Refuse Disposal District Tax Map R8 - Lot 5. On a motion from Peter Gagnon with a second from Dan Buteau, to accept the application as complete. All members voted in favor. Mr. Zornio recused himself from the deliberation due to his membership on the board of AVRRDD. Mr. Robitaille opened the public hearing, Mr. Best, attorney for AVRRDD, gave an overview of the proposed lot line adjustment. Tara wrote the letter (state law requirement) to county administrator because it is on a municipal boundary. Mr. York pointed out the note on the plan says that the property can only be recreational use only. Mr. Robitaille called for any further public comments. There were none. On a motion from Dan Buteau, with a second from Peter Gagnon, to conditionally approval the application. All members voted in favor. Yves Zornio recused himself. The Condition Precedent: The plan will not be signed and recorded until the proposed lot line adjustment has also been approved by the Coos County Planning Board
- e. Public Hearing on proposed amendments to the Zoning Ordinance opened at 7:22. Tara Bamford presented the proposed amendments. After a short discussion by board members on each amendment, no public comments, the chairman closed the public hearing at 7:45. On a motion by Earl McGillicuddy with a second by Peter Gagnon to recommend proposed zoning amendments for adoption at town meeting in March 2023. All members voted in favor.

**Old Business** – Imp Trail Road engineers submitted three Field Reports and Field Compaction Tests to the board. The board stated that the information provided is helpful, they will wait to approve until they have the complete report with the stamp before signing off. Tara will contact the engineer.

**Public Comment: Next Meeting – January 19, 2023 6:30 pm**

Chairmen Robitaille expressed his thanks to all the members of the board, staff and Tara for all of the hard work and professionalism in the past year.

**Adjournment** – On a motion from Earl McGillicuddy with a second from Dan Buteau, the board voted unanimously to adjourn at 7:53 pm by roll call vote.

Respectfully submitted,

Victoria Hill  
Planning

and

Zoning

Board

Clerk

---

Approved January 19, 2023