

Town of Gorham Planning Board Minutes January 19, 2023

Members Present: Paul Robitaille (Chairman), Peter Gagnon, Robert Gargano, Michael Waddell (Ex-Officio) (remote), Reuben Rajala (remote), and Abby Evankow.

Members Excused: Earl McGillicuddy, Brian Ruel, and Wayne Flynn and Dan Buteau.

Members Absent: none

Members of the Public: Victoria Hill (Board Secretary) Tara Bamford, (remote) Alex Stanton, and Lynne Castonguay, Paul Croteau, Jay Holmes. Roberta LaBreque (remote) and John Scarinza (CEO)(remote).

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

Appointment: Chairman Robitaille appointed Robert Gargano as a full voting member.

Review and Accept Minutes: On a motion from Peter Gagnon with a second from Robert Gargano the board voted to approve minutes as presented from December 15, 2022. Abby Evankow abstained from the vote as she was absent from the meeting in December.

New Business:

- a. Planning Board Consultant – 2023 Contract- Tara Bamford. On a motion from Abby Evankow, with a second from Peter Gagnon, to accept the contract as presented. All members voted in favor.
- b. Lynn Castonguay- Preliminary Consultation 40 Exchange St. Lynn has purchased the property and is looking for tenants. She has discovered that she will be required to install a sprinkler system. The price of installation is cost prohibitive. She is thinking of pursuing long term tenants, but is concerned about amount of rent she will need to charge may not be supported by the local economy. She may want to have short term rentals but is unsure of the direction to head at this point. Fire Chief Cloutier has been in communication with the state fire inspector and the property owner to come up with a solution. Ms. Castonguay may turn the property into two long term rental units.
- c. Paul Croteau - Preliminary Consultation Mr. Croteau described his plans for the property on Main St. He wants to run a service station with his son. In addition, he will be setting up his derby cars, and offering towing serves. He has contacted the local police to offer a n impound lot. He will have a fenced-in area for the storage of towed cars. Paul Robitaille reminded Mr. Croteau that any lighting will need to follow the dark skies ordinance. Mr. Croteau stated he was not aware of this ordinance. Mr. Scarinza recommended that the board review the allowable uses in this area. He recommends that the board require a site plan for this property. Tara agreed that a site plan would be

appropriate for this situation. Mr. Scarinza voiced his concern about fluids from cars being repaired and assembled for derbys. He may need a license for a junkyard based on the number of unregistered vehicles on the lot. Mr. Croteau mentioned that the towing business is often a storage issue. He stated that folks may not be able to pick up their towed cars in a timely manner. Rueben Rajala asked about the number of cars being stored on the property at this time. He stated that these cars are from TMS Diesel. The business owner has too many vehicles on his lot. Mike Waddell feels that the fence, which will be shown on the site plan, will define the number of vehicles to be stored. John Scarinza recommended, with agreement from Tara Bamford, that a site plan review will be a necessity to move forward.

- d. Jay Holmes – Minor Site Plan ADU 153 Main St. Mr. Holmes applied to add an ADU to his property on Main St. After a short discussion, Robert Gargano, seconded by Peter Gagnon, to accept the application as complete. Mr. Robitaille opened the public hearing. No comments were made. After the hearing was closed, Peter Gagnon made motion, with a second from Abby Evankow, to approve the application with conditions. The conditions will be; payment in full of all fees and written approval from the Water and Sewer Commissioner.
- e. Update- Alex Stanton- Pinestick- 1 Exchange St. Mr. Stanton shared two egress modification plans he received in December 2022. Mr. Stanton was unaware how long this process would take. He will continue to push his architects. It was recommended to Mr. Stanton apply for a Variance for parking to be allowed beyond the 400-foot perimeter. On a motion from Abby Evankow, with a second from Robert Gargano, to continue until next meeting. All members voted in favor.

Old Business –

- a. Imp Trail Road, vote regarding recommendation on Town acceptance. On a motion by Peter Gagnon, with a second by Robert Gargano, the board voted to recommend that the town accept Imp Trail Road as a town road. Peter Gagnon -Yes Abby Evankow- Abstain Rueben Rajala-Yes Robert Gargano – Yes Mike Waddell – Yes Paul Robitaille - No
- b. Signature on Proposed Zoning Amendments 2023. Signed by Mr. Robitaille.

Public Comment: Next Meeting – February 16, 2023

Adjournment – On a motion from Abby Evankow with a second from Peter Gagnon, the board voted unanimously to adjourn at 8:32 pm by roll call vote.

Respectfully submitted,

Victoria Hill
Planning Board Clerk

Approved February 16, 2023