

**Town of Gorham**  
**Planning Board Minutes**  
**March 16, 2023**

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

**Members Excused:** Brian Ruel and Wayne Flynn

**Members Absent:** Earl McGillicuddy

**Members of the Public:** Victoria Hill (Board Secretary) Tara Bamford, (remote) and Burke York (York Land Services), Bobbi Jo & Scott Welsh, Carl Baillargeon, Paul Stream, John Lapierre, Steven Bolduc, Steve Vachon, Stephanie Russell (remote), Jake Theriault (remote), Denise Vallee (Town Manager) and Robert LaBrecque.

**Call to order:** The meeting was called to order at by Chairman Robitaille at 6:31 pm

**Review and Accept Minutes:** On a motion from Mike Waddell with a second from Abby Evankow the board voted to approve minutes as presented from February 16, 2023 meeting.

**New Business:**

**Election of Officers:** Organization of members. Rueben Rajala made a motion, with a second from Mike Waddell to nominate Paul Robitaille as Chairman. Abby was appointed as temporary chair. All members voted in favor. Paul stepped back in as chair. Bob Gargano volunteered to be vice chair. On a motion from Reuben, with a second from Mike Waddell, nominate Robert Gargano as vice-chairmen. All members voted in favor. On a motion from Mike Waddell with a second from Abby Evankow, to appoint Dan Buteau as an alternate member of the planning board for two years. All members voted in favor. On a motion from Mike Waddell, with a second from Abby Evankow, to appoint Earl McGillicuddy as a full voting member. All members voted in favor. The board gave consent for Mr. Robitaille to contact Dennis Pednault to join the board as an alternate member.

- a. Continuation of review of submission- Alex Stanton- Pinestick- 1 Exchange St. Alex Stanton responded to an email reminder to attend the meeting to discuss his application. Alex was not in attendance at this time. The chairmen moved this agenda item until after the other cases are reviewed.
- b. Case #03-2023: Preliminary Site Plan Review for Site Plan prepared for Koxarakis Income Trust of 2019 c/o Tony Koxarakis) for property located at 315 Main St. Tax Map U7-61. Burke York presented the plan as submitted. The owner is proposing turning the property into a four STR units. He has met with Irving Oil and they are requiring a 1000-gallon tank to be buried under the parking lot due to set back requirements. Driveway permit approved in 1997. Mike Waddell made a motion with a second from Robert Gargano to accept this as a minor site plan. All members voted in favor. Steve Bolduc will be the contact as the contractor.
- c. Case #02-2023: Minor Site Plan Application for Libby House owned by Paul Stream and Robert Marcey for property located at 55 Main St. Tax Map U2-Lot 50. Board

member Robert Gargano, as an abutter, recused himself. After a short discussion, Rueben Rajala made a motion, with second from Mike Waddell, to accept the plans as complete. All members voted in favor. Public hearing opened with Mr. Robitaille reading a letter in support of the application submitted by Joe Caloger an abutter. Jake Theriault, abutter, spoke in favor of the application. Stephanie, an abutter across the street, has oversight concerns. Denise Vallee spoke in favor, pointing out that Gorham is an officially designated AT Community and that this a nice amenity to offer hikers. Tara reminded the board that the property is zoned commercial and camping is allowed. Mike Waddell suggested the applicant write up “Rules of the Road” and suggested that the owner work with planning clerk to write these up for the board to vote on at the next meeting. Abby Evankow made a motion with a second from Mike Waddell to continue the case until the April 20, 2023.

- d. Case #04-2023 Minor Site Plan Application for property owned by Leonard Lacroix located at 88 Main St. Tax Map U5-89. Bobbie Jo and Scott Welch were representing the owners. After a short discussion Abby Evankow made a motion, with a second from Rueben Rajala, to accept the application as complete. All members voted in favor. After a short discussion Abby Evankow made a motion seconded by Rueben Rajala to open public hearing. All members voted in favor. Roberta LeBrecque and Denise Vallee spoke in favor. Abby Evankow made a motion, seconded by Rueben Rajala, to close the public hearing. All members voted in favor. Abby Evankow made a motion, seconded by Rueben Rajala, to approve the application as submitted. All members voted in favor.
- e. Reopened Alex Stanton Pine Stick application. Mr. Stanton is not in attendance at this time. Burke York stated that he has not heard from Mr. Stanton. Tara reminded the board that last July the board requested the following items to be addressed. 1. Fire/egress plan 2. Dumpster/screening on plan 3. Show snow storage plans. 4. Size and setbacks of new structure 5. Parking plan. The board will send a letter to Mr. Stanton requiring that these items must be addressed at the next meeting. Mike Waddell made a motion, seconded by Robert Gargano to send a letter to applicant addressing the four outstanding requirements or his plan will be declared as incomplete. He will need to reapply if cannot meet the deadline All members voted in favor.

**Old Business** – Mr. Robitaille read Wayne Flynn’s letter of resignation as an alternate on the Planning Board. Mr. Robitaille thanked Wayne for his years of service.

**Public Comment:** Next Meeting – **March 23, 2023**

**Adjournment** – On a motion from Mike Waddell with a second from Reuben Rajala, the board voted unanimously to adjourn at 8:48 pm by roll call vote.

Respectfully submitted,

Victoria Hill  
Planning and Zoning Board Clerk

Approved April 20, 2023