

Town of Gorham

Planning Board Minutes

April 20, 2023

Members Present: Paul Robitaille (Chairman), Michael Waddell (Ex-Officio) (Selectman), Reuben Rajala, Robert Gargano, Brian Ruel, and Dennis Pednault.

Members Excused: Abby Evankow.

Members Absent: none

Members of the Public: Victoria Hill (Board Secretary) Tara Bamford, (Remote) Burke York, Phil Cloutier (Fire Chief) Lissa McClure, Luke Ijams, Carl Baillargeon, Paul Stream, Christian Corriveau, Paul Fortier Jr. Hemant Patel and Navin Patel.

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

Appointment: Chairman Robitaille appointed Dennis Pednault as a full voting member.

Review and Accept Minutes: On a motion from Mike Waddell with a second from Brian Ruel the board voted to approve minutes as presented from March 16 and March 23, 2023.

New Business:

- a. Driveway Application DR02-2023: Vanikiotis 0 Tinker Brook Tax Map: R8 Lot 4. Robert Gargano walked the proposed driveway, with owner permission, and had questions about the bridge and wetlands. Tara reminded the board that the planning board's jurisdiction over driveway permit is limited the curb cut, not over the driveway once it leaves the town right of way. Mike Waddell made a motion, seconded by Robert Gargano to pass over the application until landowner can address some concerns, and fire chief can determine if the road can handle fire equipment. All members voted in favor.
- b. Voluntary Lot Merger: David & Loretta Morrisette 39 Spring Rd and 3 Proposed Mtn View Rd U24 36 & 36L. On a motion from Mike Waddell with a second from Reuben Rajala to board voted to approve the voluntary lot merger. All members voted in favor.
- c. Case #05-2023 Site Plan Application submitted by Hemant Patel for property owned by Mahalaxmi Hospitality, LLC located at 130 Main St Tax Map U5-65. The applicants are proposing to convert vacant restaurant to one residential unit. Submission of Minor Site Plan. After a short discussion, on a motion from Mike Waddell, seconded by Dennis Pednault, the board voted to accept the application as complete. All members voted in favor. Paul Robitaille opened the public hearing at 6:59. No comments. The public meeting was closed at 7:01pm. On a motion from Mike Waddell seconded by Bob Gargano the board voted to approve application as submitted. All members voted in favor. The applicants were reminded to come into the office to pick up plumbing,

mechanical and electrical permit applications. Mike Waddell made a motion, with a second from Robert Gargano to approve the application as presented. All members voted in favor.

- d. Case #06-2023 Minor Site Plan application for Christian Corriveau & Luke Ijams for property owned by Joseph Micucci located at 101 Main St. Tax Map U5-20. The applicants are proposing operate a gourmet coffee shop with dinner and food service. Christian described the plan. 12 tables and 12 bar seats. 50 seats split between the bar and table seating. No expansion of property. They will not be using a grill or fryolator in the kitchen. They are planning to purchase the property. They will not be utilizing the second floor. Mike Waddell made a motion, with a second from Rueben Rajala, to accept the application as complete. All members voted in favor. Public hearing opened at 7:11 No public comments. Hearing closed at 7:12. Mike Waddell made a motion, with a second by Brian Ruel, to approve the application as submitted. All members voted in favor.
- e. Case #07-2023 Site Plan Application submitted by Paul Martin for My Three Sons Investments, LLC for property located at 173 Main St. U6-6. The applicant is proposing to convert the duplex into one STR and keep one as a long-term rental. Mr. Martin described his plan. There aren't any residential abutters. After a short discussion, Mike Waddell made a motion, seconded by Brian Ruel to exempt from site plan review. All members voted in favor. The applicant will need to apply for a STR permit for one of his units.

Old Business –

- a. Case #02-2023: Minor Site Plan Application for tent camping at Libby House owned by Paul Stream and Robert Marcey for property located at 55 Main St. Tax Map U2-Lot 50. Continuation of public hearing from March 16, 2023. As an abutter Robert Gargano recused himself from the discussion and vote. Paul Stream provided the information requested at the previous meeting. Guest rules have been submitted. After a short discussion, Paul Robitaille closed the public hearing at 7:32. Mike Waddell made a motion, with a second from Rueben Rajala, to accept the application as submitted with the rules as presented. All members voted in favor.
- b. Site Plan Application for 10 dwelling units and 4 tourist accommodation units – Pinestick, LLC- 1 Exchange St. Tax Map U5 Lot 7. Continuation review of submission for completeness from March 16. Tara displayed the latest drawings submitted by the applicant. No one representing the application was in attendance to speak. Tara had suggested that he apply for a variance for the parking requirements. The list of required items from the July 2021 has not been supplied to the board. Letter describing the items required were sent April 11 via certified mail. Mike Waddell made a motion, with a second from Robert Gargano, to find the application incomplete. The missing items requested by the planning board, Dumpster/screening

on plan, snow storage, Size and setbacks of new structure, Parking plan and Fire Protection Plan were not submitted at the meeting. All members voted in favor.

- c. Case #03-2023: Preliminary Minor Site Plan Review for Site Plan Koxarakis Income Trust of 2019 for four tourist accommodation units. Property located at 315 Main St. Tax Map U7-61. Continuance from March 26, 2023 meeting. Burke York presented the plan. After a short discussion, Mike Waddell made a motion, with a second from Rueben Rajala, to exempt the application from a minor site plan review because adjoining properties are commercial and/or owned by applicant. All members voted in favor.

Public Comment: Next Meeting – May 18, 2023 6:30 pm

Adjournment – On a motion from Brian Ruel with a second from Mike Waddell, the board voted unanimously to adjourn at 8:12 pm by roll call vote.

Respectfully submitted,

Victoria M. Hill
Planning and Zoning Board Clerk

Approved May 18, 2023