

# **Town of Gorham Planning Board Minutes February 17, 2022**

**Members Present:** Paul Robitaille (Chairman), Abby Evankow, Michael Waddell (Ex-Officio), Reuben Rajala (remote), Peter Gagnon, Earl McGillicuddy, and Brian Ruel.

**Members Excused:** Dan Buteau, George Valliere and Wayne Flynn

**Members Absent:** none

**Members of the Public:** Victoria Hill (Board Secretary) Tara Bamford, (Remote) and John Scarinza (CEO)(Remote), Adam Wolfrey, applicant/Centerline Communications (remote) Mike Brettina applicant (remote) Garrett Conroy (remote) Dave Backler (remote) Adam and Nicole White, applicants Erica and Steve Grone, applicants and Burke York, Burke Land Services.

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

**Appointment:** Chairman Robitaille appoints Peter Gagnon and Earl McGillicuddy as full voting members.

**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 January 20, 2022.

**New Business:** Case #01-2022 Grone Family Trust 139 Main St Tax Map U5-Lot 40 Submission of Application. Burke York from York Land Services, representing Steve and Erica Grone, presented the site plan for 139 Main Street. The site plan application is to covert the existing building to a three-unit rental property. The plan includes an addition to the second floor without an increase in overall building height. The board waived the requirement to submit a landscaping plan and to include the heights of surrounding buildings. The board chairmen asked if the tenants will be long or short term. The applicant responded that he has not decided yet. On a motion from Mike Waddell and second from Peter Gagnon, the board voted to accept the plan as complete. The board requested that the height of the property be on the plan for the public hearing. The public hearing is scheduled for March 17<sup>th</sup> at 6:30pm.

Case #02-2022 Lot Line Adjustment Gorham Land Company (R4-5) and VRC Trust 2019 for property located at 57 Promenade St (U4-34) Earl McGillicuddy recused himself due to being an abutter to the property being discussed. Burke York from York Land Services, presented the plan. When asked about the future plans for the enlarged property, Burke said that the Cloutier's want to maintain a trail that runs through the property. With a motion from Peter Gagnon and a second from Abby Evankow, the board voted to accept the plan as submitted.

Case #03-2022 Public Hearing- Centerline Communications 100 Pine Mountain Road (R3-10) Adam Wolfrey, representing Centerline Communications, discussed the request to add 20 feet to the existing antenna. In addition to the height request the plan includes adding two cabinets on a concrete pad and new equipment on the tower. Mr. Wolfrey explained that the request is to serve the growing number of customers in the area. Reuben Rajala was recused from voting due to his relationship with the church (UCC) that owns and operates Horton Center. Mr. Rajala commented on the PBS tower at that site

collapsed in bad weather. The Horton Center uses the property as a youth summer camp. The church is the most concerned about the safety of the campers. Mr. Wolfrey stated that the tower is designed to break into parts if a collapse were to occur. The structural analysis submitted that includes its equipment load has been submitted. On a motion from Mike Waddell and a second from Brian Ruel, to approve the application as submitted with the following two conditions: 1. A drawing of the “fall line” will be submitted to the board and 2. The police department will sign off on the changes being proposed. The board voted unanimously to approve.

#### Lot Merge Applications:

On a motion from Mike Waddell with a second from Peter Gagnon, the board voted to accept the voluntary lot merger for 13 Clay Brook Road (U30-8) and 5 Evergreen Dr (U30-9) owned by Rachel Rennard and Michael Bratina. The board voted unanimously to approve.

On a motion from Mike Waddell with a second from Brian, the board voted to accept the voluntary lot merger for lots U24-36D, 36H and 36E #5,7, and 9 Proposed Mtn. View Road Road owned by Erin Gorbin and Nicky Pizzo. The board voted unanimously to approve.

On a motion from Mike Waddell with a second from Brian Ruel to accept the voluntary lot merger. Map 5 Lots 10 and 11 owned by the Town of Gorham. This merger is a condition of the lot line adjustment approved at September 16, 2021 meeting (Case #06-2021). The approval created an unbuildable lot without the merging of these lots. The board voted unanimously to approve.

#### Driveway Application:

On a motion from Mike Waddell with a second from Brian Ruel that the board approve driveway permit D01-2022 for 3 Mt. Carter Drive (U29-1) for two driveways submitted by Shawn White. The department heads signed off on this application. A note from Austin Holmes (Public Works)” the bottom driveway is where the Peabody River jumps its bank and has washed out Mount Carter 3 times.” The board voted in favor with the exception of Abby Evankow: abstained.

On a motion from Mike Waddell and a second from Abby Evankow to accept the amendment to Planning Consultant Tara Bamford’s contract. The amendment adds a section in part V. Compensation. “training requested for the Planning Board and/or planning board staff to be billed at \$50/hour.” Tara agreed that she will bill for partial hours whenever applicable. The board voted unanimously to approve.

---

#### Code Enforcement Update –

John updated the board on the following: The Cascade Mill lights have been replaced with dark sky compliant lighting. The abutters are happy with the changes. The Marshalls project is moving along, the electrical is roughed in and the work is moving forward. Tractor Supply propane tank is all set. Abby asked what is happening with the 5 Corners Inn. John responded that there has not been much activity this winter due to the lack of substantial heating at the property.

#### Old Business – None

**Public Comment:** Tara Bamford, planning consultant, presented Imp Trail Road project as it stands. Eric, from HEB sent her an estimate to oversee the road improvements and survey the road. Along with their estimate of \$3750. And Tara’s time she feels that the applicant should deposit \$7500 in escrow. The board may vote to authorize the chairman to sign the agreement with HEB once the money is in escrow. This verification of town standards will be needed in order for the town to make a positive recommendation to accept this road way. Mike Waddell made a motion, with a second by Peter Gagnon, to authorize the chairman to sign an agreement with HEB to oversee bringing the road to town

standards and surveying the road once work is complete.

**Next Meeting** – The board scheduled its next meeting for March 17, 2022 6:30 pm at the Town Hall.

**Adjournment** – On a motion from Abby Evankow with a second from Peter Gagnon, the board voted unanimously to adjourn at 8:25 pm by roll call vote.

Respectfully submitted,

Victoria Hill  
Planning and Zoning Board Clerk

Approved March 17, 2022