

Town of Gorham

Planning Board Minutes

August 17, 2023

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

Members Excused: Abby Evankow, Brian Ruel, Dennis Pednault and Daniel Buteau

Members Absent: none

Members of the Public: Victoria Hill (Board Secretary) Tara Bamford, (Consultant)(Remote) Carl Venezia-Pine Stick (remote) Buke York (York Land Services) and Eric Olsen.

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

Review and Accept Minutes: On a motion from Robert Gargano with a second from Mike Waddell the board voted to approve minutes as presented from July 20, 2023.

New Business:

- a. Conditional Use Permit for property owned by Pine Stick, LLC located at 1 Exchange St Tax Map U5-7. The applicants are proposing a reduction of the side setback from 10ft to 1.22 ft setback pursuant to Zoning Ordinance Section 4.03 E.3 to enable fire egress for existing 14-unit building. Burke York represented the applicant with the updated plan. Mr. Gargano asked if there is any alternate location was discussed for the fire egress. He has concerns about the visual impact. Tara explained that this is the only viable location. Mr. Robitaille opened the public hearing. No one spoke. Mr. Robitaille closed the hearing. Mike Waddell made a motion, seconded by Reuben Rajala, to approve the site plan as presented. All members voted in favor.
- b. Driveway Permit Application: DR04-2023 Eric & Janice Olsen for property located at 1 Mt. Carter Drive U28-31. Mr. Olsen presented his application. His future plans are for a single-family home. Department heads have all been notified and approved of the proposed driveway as presented. After a short discussion a motion was made by Mike Waddell, with a second from Rueben Rajala to approve the application as submitted. All members voted in favor.

Old Business:

- a. Jason Montano: Agreement to extinguish the ROW Tax Map U30-18. Jason sent an email requesting to be reviewed at the September meeting. He was unable to present a signed and recorded agreement at this time to extinguish the ROW.
- b. Planning Board By-Laws and Procedures: Tara presented the draft to the board. She reviewed all of the proposed changes and asked for input from board members. After a discussion the

board will revisit the changes for a vote at the September meeting.

Public Comment: Next Meeting – September 21, 2023

Adjournment – On a motion from Earl McGillicuddy with a second from Mike Waddell, the board voted unanimously to adjourn at 7:41 pm by roll call vote.

Respectfully submitted,

Victoria Hill
Planning and Zoning Board Clerk

Approved September 21, 2023

Approved September 21, 2023