

Town of Gorham

Planning Board Minutes

June 16, 2022

Members Present: Peter Gagnon, Abby Evankow, Michael Waddell (Ex-Officio), Brian Ruel, Reuben Rajala, and Wayne Flynn

Members Excused: Paul Robitaille, Meagan Poirier and Dan Buteau.

Members Absent: Earl McGillicuddy

Members of the Public: Victoria Hill (Board Secretary) Michelle Lutz (Assessing) Tara Bamford, (Remote) and John Scarinza (CEO)(Remote) Denise Vallee (remote) Andrew Vanikiotis (remote) Burke York of York Land Services, Jacob Buteau, Kimmie Riendeau, Bob Gargano, Terry Oliver, Paul R. Lamontagne, Gail N. Lamontagne, Kyle R. Blood and Jamie Merrill Blood.

Call to order: The meeting was called to order by Vice Chairman Peter Gagnon at 6:30 pm. Mr. Gagnon appointed Wayne Flynn to replace Dan Buteau as a voting member for this meeting.

Review and Accept Minutes: On a motion from Abby Evankow, with a second from Brian Ruel, the board voted to approve minutes as amended from May 19, 2022. All members voted in favor with the exception Mike Waddell, he abstained due to his absence at the May meeting.

New Business: Burke York of York Land Services presented a conceptual plan for **1 Exchange St Map U5 Lot 7 owned by Pine Stick, LLC**. The owners are working with a fire engineer and will be applying for an approval for 14 units. Ten units to be used as long-term rentals and four units as short-term rentals. Parking on site will be for handicap parking and loading/unloading only. Wayne Flynn asked if the property has been surveyed, Burke confirmed it has been surveyed. Tara Bradford suggested that the application include a parking plan showing the location of offsite parking will be available. Burke confirmed her will provide this information. Burke reviewed the Checklist for Site Plan Applications line by line. His application will request waivers for A6: The shape, size, height and use of existing and proposed structures located on the site and those within 200 feet of the site. And A11: A landscape plan, describing the number, location, types, and size of all existing and proposed landscaping and screening.

Burke York of York Land Services presented a conceptual plan for **450 Main St Map U9 Lot 12 Assembly of God – Riverside Unity Christian Church**. They are planning to submit a plan to open a k-12 school for 20-40 students. The school will have five classrooms, a kitchenette and two bathrooms. The property is currently zoned Commercial B. Hot lunch will not be served, bag lunches only. Abby Evankow asked for the plan to include a safe drop off/pick up area. Burke has reached out to the DOT to find out if the current driveway is acceptable for the school. John Scarinza reminded Burke that basement classrooms will need a second egress, they may need addition on the outside of the building. Tara Bamford asked if this would qualify as a minor site plan since a school has been offered at this location. With a motion from Mike Waddell and a second by Brian Ruel, the board all voted in favor for the plan to be submitted as a Minor Site Plan. The Board will review the parking and pickup/drop off areas. Tara will not be reviewing this plan.

Code Enforcement Update –

John updated the board on the following: Mr. Scarinza and Fire Chief Phil Cloutier have been inspecting STR properties in residentially zoned areas. A dozen have been inspected to date with six more scheduled. Mr. Scarinza stated that nearly all the properties have some issues. Mr. Scarinza needed to remind an applicant that they can not legally film or record renters without their consent.

Old Business –

Driveway Permit (DR03-2021) 6 Highland Ave. Permit application tabled by Planning Board on October 21, 2021. The additional information supplied by applicants. Mr. Waddell shared a letter the board received from an abutter with concerns about the location of the driveway. Jamie Blood Merrill responded that these are not valid points and the claims are “fabricated”. She stated that they do not block the neighbor’s driveway. Mr. Waddell the issues submitted in the letter are not planning board issues but they are Board of Selectmen issues. Mr. Waddell asked if they are using the property as a short-term rental. Ms. Merrill responded that they are and they have applied for a permit and the inspection has been performed and they are reducing the occupancy to eight. Mr. Ruel asked if the driveway should be longer for ease of use. Abby Evankow asked if the driveway could be located closer to the house. Jamie stated that this would require a lot of fill to move the planned parking area. Mr. Waddell stated that he sees no legal reason to deny this permit. He does however suggest that the applicants make an effort to get along with their neighbors. Mr. Waddell made a motion, seconded by Brian Ruel to approve the driveway permit as presented. Roll Call vote; Wayne Flynn: Yes, Abby Evankow: No, Rueben Rajala: Yes, Brian Ruel: Yes, Mike Waddell: Yes Peter Gagnon: Yes. The driveway is approved 6-1.

Tinker Brook Discussion: Andrew Vanikiotis

Board Member Wayne Flynn recused himself from this discussion due to his roll as the chair of the Zoning Board. Andrew Vanikiotis joined (remote) the meeting at the request of the selectmen. Mr. Vanikiotis has purchased property from Robert Cote, Tax Map R8 Lot 4, in February 2021. He has an unbounded ROW across Tax Map U17 owned by John Gleason. The owner wants to build two residences on the 80-acre lot. They are hoping to build this summer in so his children can enroll in the local schools in the fall. The property is zoned Timber and Agriculture. There is no road frontage. Gleason land has frontage but there are existing environmental issues. A level one assessment has been completed. A level two assessment may need to be done. The cost estimate for this is \$8,000. A driveway has been constructed, an upgrade to a logging road, and a bridge replacement has been installed. Mr. Vanikiotis stated that the bridge is built to DES specs. John Scarinza noted that the building will be 1200’-1500’ off the nearest road. Tara mentioned that the owners will need to submit a subdivision application if they plan to build two buildings. Mike let the applicants know they will need to sign a waiver of liability with the town. Mike Waddell advised the owners to move ahead on applying for a variance for one house. No members voiced a problem with the applicant requesting a variance. Mr. Vanikiotis will submit a variance application.

Public Comment: None

Adjournment: On a motion from Abby Evankow with a second from Wayne Flynn, the board voted unanimously to adjourn at 8:10 pm by roll call vote. Next meeting **July 21, 2022**

Respectfully Submitted,

Victoria Hill, Planning Board Clerk

Approved July 21, 2022