

Town of Gorham

Planning Board Minutes

August 18, 2022

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

Members Excused: none

Members Absent: none

Members of the Public: Victoria Hill (Board Secretary) Michelle Lutz (Assessing Clerk) Tara Bamford, (Remote) and John Scarinza (CEO)(Remote) Lynne and Ted Castonguay, Gary Markosyan, Barbara Tetreault (press) and Robert Marcy (remote).

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

Appointment: Chairman Robitaille appoints Wayne Flynn as full voting member until Reuben signs in. Rueben signed in at 6:45 pm as a full voting member.

Review and Accept Minutes: On a motion from Abby Evankow with a second from Mike Waddell the board voted to approve minutes as presented from July 21, 2022.

New Business:

- a. Continuance of Submission of Application and Site Plan: 1 Exchange St U5-L7 Pine Stick, LLC Case #04-2022. Burke York reported that the applicant has not received the fire engineer report and wishes to continue with the submission at the next board meeting September 15, 2022. On a motion from Abby Evankow with a second from Peter Gagnon, the board voted unanimously to accept the request.
- b. Conceptual Consultation: Lynn Castonguay 40 Exchange St U5-14. Lynne described that she is hoping to convert the second floor into two one-bedroom apartments for long term rentals and is hoping to rent the first floor to one or two commercial tenants. She walked through the property with the CEO and the fire chief prior to purchasing the property. Mr. Scarinza stated the building is in solid shape but feels she will need to talk with a fire engineer, address parking availability and snow removal. Recommended talking to the board of selectmen about parking.
- c. Conceptual Consultation: Gary Markosyan 240 Main St U7-97. Gary Markosyan would like to convert the barn into a single-family residence for his family. He would like to renovate the front building. This building has been used as a four-unit apartment building and he does not want to change this use. No changes in foot print are being proposed for either building. John Scarinza questioned the viability of the foundation in the barn. Mike Waddell has questions about the availability of water and sewer hookups for the barn. He recommends that Mr. Markosyan speak with the W & S department.

Tara feels that he may need to apply for a minor subdivision and board could waive anything not deemed necessary.

- d. Conceptual Consultation: Paul Stream and Robert Marcy: 55 Main St. U2-50. John Scarinza gave the background of the concerns about the tents being used on the eastside of the barn. He and Chief Cloutier visited the property and spoke with owners. The tenters have access to the barn which has 14 bunk beds. Electrical issues and fire code violations were noted. The barn historically has been used as a hostel. Mr. Marcy explained that the tenting area is only used as overflow while the barn is full. Tara suggested a minor site plan would memorialize the approvals. She stated that tenting is allowed in the Commercial A zone as a tourist accommodation, Mr. Waddell feels the board will need maximum occupancy. He stated that June and July are the busiest months when the North and South AT hikes converge in Gorham. He asked if he could continue to use the barn and lawn during the application process, the board agreed

Code Enforcement Update:

John updated the board on the following: He has been busy approving build permits, sending building permit violation letters and STR inspections.

Mr. Flynn asked about the feather flags being displayed along the BG road in front of the car dealership. The maximum allowed is two per lot, they have three lots. He feels it is excessive.

Old Business: Paul Robitaille shared information about the HB1661 and how it will impact the planning board.

Mike Waddell informed the board that the selectmen have requested a quote from York Land Services to survey the town owned land that may be used for parking.

Mr. Waddell and Mr. Gagnon met with an individual that submitted a letter of complaint to the Town Manager. She is satisfied and will not pursue the issue at this time.

Public Comment:

Tara Bamford shared information on the availability of HOP (Housing Opportunity Planning) Grant funds and encourages the board to pursue this funding source. No matching funds are required. A letter of intent to apply is due next week. On a motion from Mike Waddell, seconded by Abby Evankow, the board has requested Victoria, the planning board clerk, to submit the letter of intent.

Next Meeting – Thursday, September 15, 2022 6:30 pm

Adjournment: On a motion from Dan Buteau, with a second from Abby Evankow, the board voted unanimously to adjourn at 8:10 pm by roll call vote.

Respectfully submitted,

Victoria M. Hill
Planning and Zoning Clerk

Approved 9/15/2022