

# **Town of Gorham Planning Board Minutes September 15, 2022**

**Members Present:** Paul Robitaille (Chairman), Abby Evankow, Michael Waddell (Ex-Officio), Reuben Rajala (remote), and Dan Buteau.

**Members Excused:** Earl McGillicuddy, Peter Gagnon, Brian Ruel, and Wayne Flynn

**Members Absent:** none

**Members of the Public:** John Scarinza (CEO) (remote), Denise Vallee (town manager) (remote), Victoria Hill (board secretary), Michelle Lutz (assessing clerk) (remote), Tara Bamford (remote), Tobey Reichart and Lee Corrigan.

**Call to order:** The meeting was called to order at by Chairman Robitaille at 6:32 pm

**Review and Accept Minutes:** On a motion from Abby Evankow with a second from Mike Waddell the board voted to approve minutes as amended presented from August 18, 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 October 20, 2022. On a motion from Mike Waddell with a second from Abby Evankow, the board voted unanimously to accept the request.
- b. Imp Trail Road Discussion: Tara Bamford gave an overview of the project. Last February he was asked by the board to coordinate the completion of Imp Trail Road. Tobey Reichart is looking to amend the 2007 approval to allow Imp Road to be gravel. His original intent was for the road to be paved but the cost has become prohibitive. The public works director is not in agreement with the road being gravel instead of paved. Mr. Reichart explained that Imp Trail Road was redone when Marion's Way was being built, grade and test pits approved by HEB Engineers. Tobey read a portion of the current Gorham Subdivision regulations page 19 # 12. *Gravel Surface: The Board may approve a gravel surface for roads with the potential to serve no more than six dwelling units or six single family lots provided no portion of the road will be constructed over or adjacent to poorly drained or very poorly drained soils or will exceed 8% grade.* Tara mentioned that Tobey could apply to amend the 2007 approval to change it to a gravel road. Buddy Holmes, public works director is concerned about wear and tear on town vehicles. He would like to have road done to Town Specifications for the town to vote to accept at Town Meeting. Based on the information gathered from the department heads, and information from Eric Grenier of HEB Engineers. Mike Waddell made a motion, seconded by Abby Evankow, to accept the recommendation of a reduced cul-de-sac (40 Ft) increase in grade at the entrance/apron grade to 4%. Exact dimensions to be worked out in the field between contractors and HEB Engineers. All members voted in favor. The board moved onto discussion about pavement. Rueben asked about current pricing

of paving. Mr. Reichart explained that the cost would be over 100K. Mr. Robitaille would like to see that the board stick to the paving requirement. Mr. Rajala made a motion not accept road and leave it as a private road and revisit when prices go down. The motion did not receive a second. Tara reminded the board that Mr. Scarinza cannot issue a building permit on that road as it stands. Discussion continued about cost of pavement and gravel road maintenance. Mr. Reichart feels the next move is to request the board to amend the decision from 2007 to accept a gravel road. Mike Waddell made a motion, seconded by Abby Evankow, to have new public hearing to amend 2007 decision on Imp Trail to remove paving requirement. All members voted in favor. The public hearing will be scheduled for October 20, 2022.

- c. Driveway Permit Application: Thomas Leonardo, 15 Clay Brook Rd. U30-24 After a short discussion, Mike Waddell made a motion, seconded by Dan Buteau, to approve the driveway permit with the condition of Public Works Director approving the culvert size and grade work to the street. All members voted in favor.
- d. Driveway Permit application: David & Tracy Smith 18 Clay Brook Rd. U1-2P After a short discussion, Mike Waddell made a motion, seconded by Dan Buteau, to approve the driveway permit with the condition of Public Works Director approving the culvert size and grade work to the street. All members voted in favor.

#### **Code Enforcement Update –**

John discussed the clean up on Cascade Flats. He has not made any progress on the lights at the Cascade Mill or the noise at the carwash.

**Old Business** – Paul discussed an email he received about scheduling a meeting to start working on the HOP (Housing Opportunity Planning) grant.

#### **Public Comment: Next Meeting** – October 20, 2022 6:30pm

The clerk reported that the new tenants at 197 Main St have submitted a demo permit. The plan is for a Chinese restaurant. John Scarinza will contact the tenants to discuss the process and the building permit requirements.

**Adjournment** – On a motion from Abby Evankow with a second from Mike Waddell, the board voted unanimously to adjourn at 8:05 pm by roll call vote.

Respectfully submitted,

Victoria Hill  
Planning and Zoning Board Clerk

Accepted October 20, 2022