

Town of Gorham Planning Board Minutes October 20, 2022

Members Present: Paul Robitaille (Chairman), Peter Gagnon, Brian Ruel and Michael Waddell (Ex-Officio).

Members Excused: Abby Evankow, Dan Buteau, Earl McGillicuddy, and Reuben Rajala.

Members Absent:

Members of the Public: Russell Smith, Katrina Belle (remote) Victoria Hill (Board Secretary), Tara Bamford (Remote) and Tobey Reichart.

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

Review and Accept Minutes: On a motion from Mike Waddell with a second from Peter Gagnon the board voted unanimously to approve minutes as presented from September 15, 2022.

New Business:

- a. Continuance of Submission of Application and Site Plan: 1 Exchange St U5-L7 Pine Stick, LLC Case #04-2022. On a motion from Mike Waddell, seconded by Brian Ruel, the board voted unanimously to accept the request.
- b. Public Hearing for Imp Trail Road application to amend conditions of approval dated April 7, 2007. Case #11-2006. Paul open the public hearing and asked the applicant to explain the request as submitted. Public meeting opened at 6:35 pm. Mr. Robitaille asked if members of the public had any questions or comments. Mr. Smith asked if the road would be plowed if accepted as a town road. Mr. Waddell answered this in the affirmative. Mr. Gagnon asked if the land off of the end of Imp Road in Current Use. The lots are not in CU at this time. Public meeting adjourned at 6:51. Mike Waddell made a motion, seconded by Peter Gagnon to accept the request to amend the condition of approval to allow a gravel road based on the current Zoning Ordinance. Call for vote: Mr. Waddell: yes, Mr. Gagnon: yes, Brian Ruel: yes, Mr. Robitaille: no. Amendment to approval is approved.
- c. Driveway Permit application: Mike Bratina/Rachel Rennard 5 Evergreen Dr Map U30 L9 DR04. The chairmen presented the application and the approvals by the department heads. After a short discussion, Mike Waddell, with a second by Brian Ruel, to accept the permit as submitted. All members voted in favor.
- d. Driveway Permit application: Jocelyn Caufield 3 Fieldstone Rd Map U23 Lot 2 DR05 the chairmen presented the application and the approvals by the department heads. After a short discussion, Mike Waddell, with a second by Brian Ruel, to accept the permit as submitted. All members voted in favor.

- e. Discussion of potential Zoning Amendments. Mr. Robitaille outlined potential zoning amendments that the board will discuss next month.

1. State law, which took effect July 1, that limits zoning provisions relating to religious properties. This law bars most municipal limitations against religious properties and overrides any zoning ordinance that is deemed to prohibit, regulate, or restrict land or structures used primarily for religious purposes.

2. Clarify language describing modular homes, mobile homes, manufactured homes and tiny houses. Temporary residence section of the ordinance.

He would like to hold a public hearing on these potential amendments in December.

In addition, Mr. Robitaille would like investigate how to deal with sexually orientated businesses. He is requesting funding approval from the board to research this type of zoning with Tara Bamford. Board voiced approval. Tara reminded the board that a land use lawyer should be involved. After some discussion, Mr. Robitaille asked Tara to submit an estimate to create this type of zoning. He asked the clerk to email board members the portion of the Lebanon Zoning Ordinance addressing sexually orientated businesses as a reference.

Code Enforcement Update – The CEO was unable to attend the meeting due to a scheduling conflict.

Old Business – Victoria Hill reported that Terry McGillvray, Summer Fun, has received his driveway approvals for his properties on the Berlin -Gorham Road.

Public Comment: Next Meeting – November 17, 2022

Adjournment – On a motion from Brian Ruel with a second from Mike Waddell, the board voted unanimously to adjourn at 7:21 pm by roll call vote.

Respectfully submitted,

Victoria M. Hill
Planning and Zoning Board Clerk

Code Enforcement Update – The CEO was unable to attend the meeting.

Old Business – Victoria Hill reported that Terry McGillvray, Summer Fun, has received his driveway approvals for his properties on the Berlin -Gorham Road.

Public Comment: Next Meeting – November 17, 2022

Adjournment – On a motion from Brian Ruel with a second from Mike Waddell, the board voted unanimously to adjourn at 7:21 pm by roll call vote.

Respectfully submitted,

Victoria M. Hill
Planning and Zoning Board Clerk

Approved November 17, 2022