

Town of Gorham Planning Board Minutes October 19, 2023

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

Members Present: Paul Robitaille (Chairman), Michael Waddell (Ex-Officio) (Selectman), Reuben Rajala, Robert Gargano, Dennis Pednault and Abby Evankow.

Members Excused: Dan Buteau and Brian Ruel

Members Absent: Earl McGillicuddy

Appointment: Chairman Robitaille appoints Dennis Pednault as a full voting member.

Members of the Public: Victoria Hill (Board Secretary) Tara Bamford, (Remote) and Phil Cloutier (Fire Chief) (CEO) and Paul Croteau.

Review and Accept Minutes: On a motion from Abby Evankow with a second from Reuben Rajala the board voted to approve minutes as presented from September 21, 2023. All members voted in favor with the exception of Dennis Pednault who abstained.

Identification and resolution of any conflicts of interest (RSA 763:14): None

New Business:

Paul Croteau: Site Plan submission for 620 Main St U14-10. Mr. Croteau spoke about his plans. He has an updated site plan that reflects his desire to run a derby and towing business. This new plan will be submitted to the planning board for the November meeting. He is not looking for a junkyard license. He would like to have a towing and fenced in impound lot. He has no plans to change the sign and lighting. He currently has a junkyard in Stark. Mr. Croteau questioned how others appear to be violating the zoning regulations and why is he being required to follow these regulations. Mr. Robitaille explained that since his property is a new business venture he will present a plan that follows all of the current regulations. The new plan doesn't reflect the towing. Tara Bamford reviewed the site plan checklist submitted. He was told he needed items 1-7* as outlined by Tara Bamford's comments

1. Height and type of proposed fence (VI.A.11)
2. Size and location of any proposed signs (VI.A.13)
3. Type and location of any proposed lighting (VI.A.12)
4. Delineation of parking spaces - number and location for employees and customer vehicles, including spaces for the two apartments unless that space is being converted to other uses, showing corridor to be kept free of parked vehicles for entering and exiting vehicles and maneuvering room to ensure vehicles do not back out into the road (VI.A.10)
5. Snow removal and storage plan (VI.B.4)
6. Identification of types of any toxic, hazardous or potentially flammable substances being used or stored on the site with their locations and approximate volumes (VI.B.7. regarding X.J. Pollution Control and M. Fire Protection.
7. In addition, the location of water and sewer mains needs to be identified to be accepted as complete. Mr. Croteau stated that DOT told him he didn't need a new driveway permit unless he planned to

repave. The board told him he would need to provide a copy of the existing permit for any approval to be finalized. Mr. Croteau stated that there is an apartment with a kitchen and bath and a second studio apartment upstairs along with offices but his intent at this time is not to use or rent out either apartment. He was informed that if that changes he needs to come back in for an amended site plan and that there are fire code requirements specific to residential uses in a nonresidential building. He was informed that nothing meeting the state's definition of junkyard would be allowed under the state shoreland law or the town zoning, and that this means no more than 2 vehicles not intended for use can be stored there at a time. He stated that DOT said the sign is ok with them b/c grandfathered. Mr. Croteau said it is too steep in back for fence but it was pointed out that the plan shows as flat. Mike Waddell reminded Mr. Croteau that the Town of Gorham is an abutter to his property. Chief Cloutier brought up concerns about the water and sewer hook ups. He suggested that Mr. Croteau discuss these concerns with the Water and Sewer Supervisor Jeff Tennis. He was asked to see Jeff Tennis to find the water and sewer mains. Robert Gargano made a motion with a second by Abby Evankow, to continue the submission review until the next meeting scheduled for November 16, 2023. All members voted in favor.

- a. Heidi and Donald Roy Tax Map U24 Lots 42A, 42B, 42E, 3L & 3M Voluntary lot merger application. The new property will be known as 5 Proposed Country Road U24-42a. On a motion from Mike Waddell, with a second from Rueben Rajala, to approve the voluntary merger as presented. All members voted in favor.

Old Business

- a. Signing of approved Planning Board By-Laws and Procedures. Adoption of updates from September 21 2023 second reading. Mike Waddell made a motion with a second from Robert Gargano to accept the ROP as presented. All members voted in favor and signed the Rules of Procedure.
- b. Continued discussion of zoning amendments for 2024 Town Meeting. The board discussed at length the four draft amendments. The first proposed change addresses parking requirements for all rental properties and clarification of the definition of Tourist Accommodations. The second draft amendment addresses flexible parking. The proposed changes allow the Planning Board to use their discretion when approving parking plans. The third draft amendment clarifies how temporary structures will be handled and revising definitions of building and structure. The fourth draft amendment addresses exceptions to setbacks for accessory structures within all zoning districts. The board discussed adding temporary structures aka "Conex boxes" to be allowed with building permits. Mr. Waddell would like to research urban exception for Shoreland Protection.

Public Comment: Next Meeting – November 16, 2023

Adjournment – On a motion from Abby Evankow with a second from Dennis Pednault, the board voted unanimously to adjourn at 8:45 pm by roll call vote.

Respectfully submitted,

Victoria M. Hill
Planning Board Clerk

Approved as Amended November 16, 2023