

Town of Gorham

Planning Board Minutes

November 14, 2019

Members Present: Paul Robitaille (Chairman), Michael Waddell (Ex-Officio), Brian Ruel, Abby Evankow and Dennis Arguin (Alt)

Members Excused: Jeff Schall (Alt) and Wayne Flynn

Members Absent: Dan Buteau, Barney Valliere and Earl McGillicuddy

Members of the Public: Dave Rose, Bruce Lary, Burke York, Leo & Fawn Charron, Denise Vallee (TM), John Scarinza (CEO), Troy Giles, Evan Thurlow (Manager, Northeast ATV), Wilfred & Doris Baillargeon and Edith Tucker

Call to order: The meeting was called to order at 6:35 by Chairman Robitaille

Appointments: Chairman Robitaille appointed Dennis Arguin as a full voting member.

Accept & Approve October 19, 2019 – On a motion from Brian Ruel with a second from Mike Waddell, the board voted to accept the minutes as presented.

Case #06-2019 – You Land Convenience, LLC, 177 Main Street (U7-81)

Burke York presented plans to the board. Northeast ATV & Snowmobile Rental is planning to purchase the old Laconia Savings Bank property in order to expand their summer ATV rental operation. They plan to enclose the existing drive-thru to create a garage area. No other changes are planned for the building. No change is planned for the existing curb cut. The first curb cut on the westerly side of the lot on Main Street will be the entrance and cars will exit onto Union Street and ATV's will exit the lot via the easterly exit onto Main Street. The lot will be plowed in the winter in order to store the ATV's and/or working in the garage. There are no plans to change the lighting at this point. If there is a need for any new lighting, it will need to be dark skies compliant. There is currently a vegetative buffer between the lot and the easterly abutter which will not change. No changes are proposed to the parking lot. Trash will be stored inside and removed to their other site at 323 Main Street. The proposed garage does not have a floor drain. If they decide to install one it will require approval from the Water & Sewer Dept. Abby felt this use was better suited to Commercial B as opposed to Commercial A. However, their current location is in Commercial A. TM Vallee questioned if this would create any new employment positions. Evan Thurlow said possibly 6-8 new positions. Overflow parking will be located at the 323 Main Street site. John Scarinza spoke to PD Chief Marsh who has some concerns with the exit onto Union Street. He questioned if they could limit their rentals around the start and end times for the Ed Fenn School in order to not overwhelm Union Street. The biggest season for the ATV rentals is during the summer when school is not in session so there shouldn't be much of an issue. Also, no other business has a condition like that so this would be an unfair condition. There was concerns last winter about ice buildup coming from the lot. The abutters were pumping water out of their cellar into the lot. John Scarinza, PW Durectir Holmes and W&S Superintendent Tennis have spoken to the owners of the abutting property about this. Dave Rose who owns the house at 7 Union Street was happy that a new business would be occupying the vacant bank building. However, he questioned if a 4' panel fence could be installed along the property line to eliminate snow and litter from entering his property. Evan Thurlow agreed to do this.

Bruce Lary who also owns a property on Union Street showed the board pictures of the congestion on Union Street and asked if the board could consider adding no parking on Union Street from Dunkin Donuts to Main Street on both sides. Mike Waddell stated that on-street parking concerns were actually a BOS item and not part of the site plan. He asked TM Vallee to put that on the BOS agenda for their next meeting. On a motion from Mike with a second from Brian, the board voted to complete the checklist. Mike Waddell made a motion to approve the site plan with the condition that the applicant install a 4' fence on the abutting Rose property. The motion received a second from Brian Ruel and Chairman Robitaille called for a roll call vote:

Brian – Yes Mike – Yes Abby – Abstained Dennis – Yes Paul - Yes

Case #07-2019 – Minor Lot Line Adjustment – Baillargeon/Tupick (U17-16 & 79)

Burke York presented plans to the board for a minor lot line adjustment between the two properties. Both properties will retain required size and will meet all requirements of the zoning ordinance. This adjustment will add 5,603 sf to the Baillargeon lot for a total sf of 20,724. The Tupick lot will decrease to 22,465 sf ft. The board completed the checklist and on a motion from Mike with a second from Brian to approve the application, Chairman Robitaille called for a roll call vote:

Brian – Yes Mike – Yes Abby – Yes Dennis – Yes Paul - Yes

Code Enforcement Update –

- 1) Former Rite Aid building at 167 Main Street – The renovations of this building for a new physical therapy facility is moving along. New water lines were installed and interior work is progressing
- 2) Former Gorham Corner Market – There is preliminary discussion for a bakery at this location. More info to come.
- 3) House next to former bank building – John, PW Director Homes & W&S Superintendent Tennis are working with the owners to correct an issue with them pumping water out of their basement and either onto abutting properties or into the sewer system.
- 4) Berlin City ford – Final CO has been issued.
- 5) Salve Regina School – They are ready for their inspection for a final CO which will be done next week.

New Business –

- 1) Lot Merge application for Joanne & Daniel Vashaw, 300 & 302 Main Street (U7, Lots 76 & 77). This lot merge was requested previously but the board had questions concerning DOT's approval of the merge due to its creating a possible violation of their regulations. The owner has contacted DOT and has received approval from them as long as the lots remain in the same use. On a motion from Mike with a second from Brian, the board voted to approve the lot merge application.
- 2) Budget – The board discussed increasing the budget to \$500 for education purposes. Also the board would like to be sure to keep a retainer for Tara to continue working with the board to look at addressing AirBnB and Tiny Homes
- 3) The board accepted the resignation from Dennis Arguin effective 12/1/2019. Chairman Robitaille thanked Dennis for his service on the board and wished him well.

Old Business – None

Public Comment – None

Next Meeting – The Planning board scheduled its next meeting for November 21, 2019 to continue working on the Master Plan with Tara Bamford.

Adjournment: On a motion from Abby with a second from Dennis, the board voted to adjourn at 8:08 pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Michelle M. Lutz".

Michelle M. Lutz
November 21, 2019

Approved December 12, 2019