

Town of Gorham
Planning Board Minutes
February 15, 2018

Members Present: Wayne Flynn (Chairman), Michael Waddell (Ex-Officio), Paul Robitaille, Earl McGillicuddy, Dennis Arguin and Dan Buteau

Members Excused: Barney Valliere, Patrick LeFebvre, Reuben Rajala and Earl McGillicuddy

Members of the Public Present: Burke York, Howard Jones, Ronald & Elaine Smith

Appointments: None

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

Minutes of January 18, 2018 - On a motion from Mike Waddell with a second from Dan Buteau, the board voted to approve the minutes as presented.

Case #01-2018 – Evankow/HubNorth, LLC – Minor Lot Line Adjustment

Burke York presented plans to the board. The plan will add 2.48 acres to the Evankow property which would give them enough acreage to put most of their property into the Current Use status. . Abutters Jones & Smith had questions about changes to the property. Burke explained where and what the transfer would entail. As all their questions were answered, the board completed the checklist. On a motion from Mike Waddell with a second from Dan Buteau, all members voted to approve the minor lot line adjustment

Case #02-2018 – Town of Gorham/Buteau/(Theberge) Corrigan – Minor Lot Line Adjustment

Burke York presented plans to the board. During a previous survey of property owned by Becky Corrigan it was found that there was a small strip of land situated between the Corrigan property at 39 Lancaster Road and the Buteau property at 35 Lancaster Road that was owned by the Town. This property doesn't show on the Town maps and conversations with the prior owner, Howard Freeman, indicated that the Town may have given the parcel to him many years ago though no deeds were ever recorded. The mobile home at 35 Lancaster Road actually has a small portion of its porch that sits on the towns property and the Howards always used that property as their own. As it is of no use to the Town, the abutters are interested in splitting the land between them. Mike Waddell stated that the Board of Selectmen had previously voted to sell the land to the abutters. the board completed the checklist and on a motion from Dennis Arguin to approve the minor lot line adjustment which received a second from Paul Robitaille, Chairman Flynn called for a roll call vote. Dennis Arguin – yes Paul Robitaille – yes Wayne Flynn – Yes. Dan Buteau recused as he is an applicant and Mike Waddell recused as he was involved in the Board of Selectmens vote.

Code enforcement – None

New Business – None

Old Business – Tara Bamford would like to schedule the public presentation of the master Plan Survey results for March 26, 2018. After much discussion, the board would like to see if she would be available on April 9, 2018 to make that presentation. The secretary will contact her. On a motion from Paul Rovitaille with a second from Dan Buteau, the board voted to accept the results of the survey as provided by Tara.

Public Comment – None

Next Meeting – The scheduled its next meeting for March 22, 2018 at 6:30 pm

Adjournment: On a motion from Dennis Arguin with a second from Dan Buteau, the board voted to adjourn at 7:15 pm.

Respectfully submitted,



Michelle M. Lutz
February 21, 2018

Approved March 22, 2018