

**Town of Gorham**  
**Planning Board Minutes**  
**May 24, 2018**

**Members Present:** Paul Robitaille (Chairman), Wayne Flynn, Michael Waddell (Ex-Officio), Earl McGillicuddy, Dennis Arguin, Brian Ruel and Jeff Schall

**Members Absent:** Barney Valliere

**Members Excused:** Dan Buteau and Abby Evankow

**Members of the Public Present:** Burke York, Lisa Wheeler and John Scarinza

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

**Appointments** – Chairman Robitaille appointed Brian Ruel, Earl McGillicuddy and Jeff Schall to act as a voting member in place of Barney Valliere, Dan Buteau and Abby Evankow

**Minutes of April 26, 2018** - On a motion from Mike Waddell with a second from Wayne Flynn, the board voted to approve the minutes as presented.

**Case #03-2018 – James & Linda Reichert, Minor Lot Line Adjustment - Cont**

Burke York presented plans for a minor lot line adjustment for properties located at 3 & 5 Woodland Park (12, Lots 22 & 23). Burke explained that the request would give future owners of the property at 3 Woodland Park a little more room and allow more of the existing driveway to be contained within the parcel at 3 Woodland Park. They are currently demolishing the buildings at 5 Woodland Park in order for them to build a new house further back on that property. They will also convey a ROW for the existing driveway for 3 Woodland Park as a short piece will be on the 5 Woodland Park property. As Mike Waddell brought up some concerns identified at the Technical Review Committee meeting regarding the existing driveway, PW Director Holmes, Mike Waddell, John Scarinza, Burke York and the Reicherts met at the property. As a result of that meeting, the plan identifies an easement to the Town of Gorham for plowing and snow storage. This will allow the Town to plow to the end of the Town road, turn around and come back out without plowing on private property. Mike Waddell made a motion to approve the plan on the condition it is accepted by the Board of Selection and reviewed by the Town Attorney. All members voted in favor. Mike Waddell will ask the Board of Selectmen on Monday if they will approve the plan then when it goes to the town Attorney, he will ask the attorney to prepare the deed with language provided by Burke York.

**Code Enforcement** – Chairman Scarinza updated the board on the following:

- 1) The former Pizza Hut building is currently being renovated and in the meantime the new owners are using their mobile food truck to serve out of. Their smoker is contained within an independent unit outside of the building. CE Scarinza met at the site with the State Fire Marshall who is ok with the plan.
- 2) Colonial Fort Inn – CE Scarinza met with a potential buyer of the property along with the Fire Chief and identified some concerns that will need to be addressed. One of the concerns is that there are 4 rooms on the second floor that currently house 18 beds for hikers. The potential buyer was informed that they would either need to downsize that number of a sprinkler system would be required. CE Scarinza would like to discuss with the Board of Selectmen about starting a 3 year review rotation of these buildings.

- 3) McDonalds - Currently undergoing a major renovation. No change to the footprint of the building but everything is being upgraded and the parking lot is being revamped to allow better accessibility along with signage and lighting.
- 4) Mt. Madison – Major renovations are ongoing there. CE Scarinza, the State Electrical Inspector and the State Plumbing Inspector met to inspect the property and with some tweaks, a CO is forthcoming. During the inspections it was found that there were some unlicensed tradesman working in Town who have now been dealt with and the work has been reviewed by licensed electricians and plumbers and any deficiencies have been corrected.
- 5) 16 School Street – Major rehab of that building changing from two family to single family.
- 6) Boisclair property on Lancaster Road appears to have been sold but there is nothing indicating what the property will be used for at this time.
- 7) Bob Chapman purchased the property abutting his lot at the base of Gorham Hill. CE Scarinza spoke to him and it appears he will expand his business to include that lot. CE Scarinza informed him that he would need to go before Site Plan Review as that is a residential property.

**New Business –**

- 1) The secretary informed the board that a plan for an Easement for Eversource over land owned by Great Lakes Hydro for Powerhouse had been received. This is information only.
- 2) Mike Waddell would like to begin looking at some zoning changes and would like to attempt to address AirBnb's in Town. This will be on the next agenda.
- 3) Chairman Robitaille also wanted to begin looking at expanding the existing Commercial Compact Zone on Exchange Street to include Main Street from Exchange Street to Church Street.
- 4) Chairman Robitaille attended the TAC meeting where they discussed the 10 year plan and it appears that the Conway Bypass has been removed. He also asked for information regarding the \$44 Mil borrowed from the Government for this project. NCC will send it to him.

**Old Business – Master Plan** – Tara Bamford will attend the June 28<sup>th</sup> meeting with next steps for updating the Master Plan.

**Public Comment** – None

**Next Meeting** – The scheduled its next meeting for June 28, 2018 at 6:30 pm

**Adjournment:** On a motion from Wayne Flynn with a second from Michael Waddell, the board voted to adjourn at 7:05 pm.

Respectfully submitted,



Michelle M. Lutz  
April 24, 2018