

Town of Gorham
Planning Board Minutes
October 25, 2018

Members Present: Paul Robitaille (Chairman), Wayne Flynn, Michael Waddell (Ex-Officio), Dan Buteau, Abby Evankow, Brian Ruel and Jeff Schall

Members Absent: Earl McGillicuddy

Members Excused: Barney Valliere and Dennis Arguin

Members of the Public: John Scarinza, Conrad from the Royalty Inn

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

Appointments: Chairman Robitaille appointed Brian Ruel to replace Barney Valliere as a full voting member and Jeff Schall to replace Dennis Arguin

Approve & Accept Minutes of June 28, 2018 – On a motion from Mike Waddell with a second from Wayne Flynn the board voted to approve the minutes with the following amendments: 1) Add heading at top of page, 2) Change wording in Vision Statement to read “our mountains” and 3) Fix the spelling of Appalachian. All members were in favor

Approve & Accept Minutes of August 22, 2018 – On a motion from Wayne Flynn with a second from Mike Waddell, the board voted to approve the minutes with the following amendment in the Master Plan paragraph: The board wondered why the trends show vacancy rates are higher if there are less people. All members were in favor

Approve & Accept Minutes of August 23, 2018 – On a motion from Dan Buteau with a second from Wayne Flynn, the board voted to approve the minutes as presented. All members were in favor

Approve & Accept Minutes of September 27, 2018 – On a motion from Mike Waddell with a second from Dan Buteau, the board voted to approve the minutes as presented. All members were in favor

Code Enforcement Update –

- 1) Code Enforcement Officer Scarinza introduced Conrad, who is the general manager at the Royalty Inn, to the board for a preliminary consultation and to see if the board felt a full site plan review was required. Conrad explained that the building at the front of the Royalty Inn parking lot that previously has housed several restaurants and is currently empty just isn't working as a restaurant so they have decided not to put another restaurant in there and have come up with a potential use for the building. They would like to convert the front of the building into a lounging area with seating, add some bathrooms with showers and turn the rest of the building into ATV storage. No food or beverage will be sold. They would sell memberships to both hotel patrons and non-hotel patrons and those members could rent storage spaces for their ATV's and if they check out of the hotel at 11 but want to ride their ATVs that day, they could go riding, come back and shower, store their ATV and be on their way. It would also help with those members who arrive earlier than the 3 pm check in. They could wait in the lounge area until their room is ready or grab their ATV and go for a ride until their room is ready. They believe they could store about 50 ATV's in the basement of the building. They are working with an architect to see if a ramp or car lift would be the best choice to get ATV's into the basement. The building already has a sprinkler system. There is a cement slab at the rear of the building where people could

wash their ATV's. They already have a rewards program with approx. 1700 members and they sell ATV registrations so this would just be another service they provide to their customers. CEO Scarinza recommended Conrad speak with a fire engineer as well as the fire chief. On a motion from Wayne Flynn with a second from Dan Buteau, the board voted to require full site plan review.

- 2) CEO Scarinza has been approached by a resident who lives on a dead end street whose neighbor owns property across the street that has a garage on one end and a house on the other end. The garage is directly across the dead end street from his house. He would like to purchase the land that encompasses the garage only so the land would need to be subdivided. However, the zoning ordinance prohibits having a lot that has an accessory structure without having a primary structure. It was suggested that CEO Scarinza research legal cases concerning this and the secretary will ask Denise Vallee if she can seek advice from NHMA about it.

New Business –

- 1) The board went through the questionnaire from Office of Strategic Initiatives regarding regulations the Town has
- 2) Planning Board Budget – The board would like to budget \$2000 for Tara Bamford to finish the Master Plan, \$10,000 in the legal line and leave the remainder same as last year.
- 3) CEO Scarinza has received suggestions from residents that the Board may want to consider establishing architectural standards.
- 4) North Country Council has elected Chairman Robitaille as one of its Directors.

Old Business –

- 1) Minor Lot Line Adjustment Lariviere Trust / State of NH – The board set 3 conditions on this plan at their July meeting: 1) Payment of Fees, 2) Approval of Governor & Council and 3) Successful sale of property between Lariviere and the Sate of NH. The secretary informed the board that conditions #1 & #2 have been met and that condition #3 will be accomplished next week and explained that the attorneys are looking for a release of those conditions so they can record the mylar as soon as the sale is complete. On a motion from Mike Waddell with second from Wayne, the board voted to remove all conditions by roll call vote:
Wayne – Yes Mike – Yes Abby – Yes Dan – Yes Brian – Yes Jeff – Yes Paul - Yes
- 2) Driveway Permit for property at 16 School Street. On a motion from Mike with a second from Wayne the board voted to approve the application. Abby abstained. Abby wanted it noted that though the driveway appears ok the application did not accurately address all the questions asked.

Public Comment – None

Next Meeting – The scheduled its next meeting for November 15, 2018 @ 6:30 pm with the Roundtable meeting for the Master Plan scheduled for November 5, 2018 from 6 – 8 pm

Adjournment: On a motion from Dan Buteau with a second from Abby Evankow, the board voted to adjourn at 7:45 pm.

Respectfully submitted,



Michelle M. Lutz
November 1, 2018