

Town of Gorham
Planning Board Minutes
February 21, 2019

Members Present: Mike Waddell (Ex-Officio), Abby Evankow, Wayne Flynn, Paul Robitaille (Chairman), Dennis Arguin, Brian Ruel and Jeff Schall

Members Excused: Dan Buteau

Members Absent: Barney Valliere and Earl McGillicuddy

Members of the Public: Burke York, Steve Grone, Town Manager Shea, CEO Scarinza, Michelle Cyr and Steve Wooding

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

Appointments: Chairman Robitaille appointed Brian Ruel and Jeff Schall as full voting members to replace Barney Valliere & Dan Buteau

Approve & Accept Minutes of January 24, 2019 – On a motion from Wayne with a second from Dennis, the board voted to accept the minutes as presented. All in favor

Case #02-2019 – Reichert (R4, L6)/Gorham Land Company (R4, L7)– Minor Lot Line Adjustment

The Town is waiting for Burke to provide a plan of the layout of Promenade Street so the Select Board can hold a public hearing to re-establish the boundaries of the street. On a motion from Dennis with a second from Wayne, the board voted to continue this case to their March 21, 2019 meeting.

Case #03-2019 – Grone (U5, L13) / Town of Gorham (U5, L47) – Minor Lot line Adjustment

Burke York presented a plan to the board for a minor lot line adjustment on Railroad Street. The area being discussed is a portion of Railroad Street where the street originally came to a dead end. At some point, the street layout changed and it was moved closer to the railroad and continued out to intersect with Church Street leaving the original dead end of Railroad Street unused. The tenants in the Grone building currently use the area as parking and the Grone's maintain it. The Town does not maintain the road or the sidewalk in that area. The plan has gone to the TRC Committee and there are catch basins and drainage in the area to be conveyed which the Town would need to obtain an easement for. The W&S Superintendent has also requested a 10' wide easement on either side of the center line of the existing water line so they may do maintenance as needed. Steve & Missy Regan who abut the area to be conveyed have asked for an easement to be able to continue to use the existing sidewalk which the Grone's have agreed to. Another condition is that no structure will be built within the area to be conveyed. Both of those conditions are identified on the plan. The BOS previously voted to convey the area to the Grones on the condition the plan receive approval from the Planning Board. Secretary Lutz informed the board that she has spoken to the Town's attorney who recommends maintaining an easement over the whole area being conveyed for the existence, maintenance, repair, and/or replacement of the drainage, water & sewer systems within the area to be conveyed and upon the granting by the BOS of a petition submitted under RSA 231:52 (release from public servitude clause). This would require the Grone's to submit a petition to the Town asking them to release that unused portion of the road. Another abutter (Dennis Tupiock) who owns the property at 40 Exchange Street also spoke to the secretary and has indicated he is fine with the transfer of the land. The board completed the checklist and Chairman Robitaille called for a motion. Mike made a motion to approve the plan with the following conditions: 1) Easement to be a general easement to the Town of Gorham for its utilities over the entire piece and 2) that Mr. Grone submit a Petition to the BOS to release the land and the BOS act in the affirmative. Chairman Robitaille called for a roll call vote:

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

Code Enforcement Update – None

New Business – CEO Scarinza asked Michelle Cyr and Steve Wooding to attend the meeting to discuss some changes they were considering making to a proposed restaurant they are working on. CEO Scarinza had previously updated the board that Michelle Cyr, who is the owner of the Eastern Depot restaurant in Berlin, was renovating the building that previously housed the Qwik Stop restaurant and would be moving her restaurant into the building. As it was previously a restaurant and would be again, CEO Scarinza did not feel that it would require full site plan review. However because of some proposed new changes, he felt the applicants should come talk to the board to get their input. Michelle explained that she currently operates her restaurant 7 days a week with breakfast & lunch served Monday – Friday and breakfast only on Saturday & Sunday. She will hold similar hours of operation at the new location. However as there appears to be some interest in later hours, she is considering staying open Thurs- Sat until 4 or 5 and maybe 8 or 9 during the summer months. Steve wooding explained that the restaurant will seat about 75 people. There is a horseshoe shaped bar/counter area as well. This area would be contained within the existing restaurant area and would not be a separate room or have a separate entrance. They have put in all new drains, new water & electric, a new grease trap will be installed. He hopes to add a convenience store in the building in the future which would help the unmanned gas station that currently exists on the site. At some point they may also add a future lounge area for truckers with showers. Michelle stated that she would like to add a liquor license so she would be able to have liquor if someone wanted a drink with their meal. She did not want to have a bar for people to just hang out. Burke York questioned a prior site plan review for the unmanned gas pumps which at that time, spoke of a restaurant in the future. Secretary Lutz suggested having CEO Scarinza and herself go through the prior site plan review files and planning board minutes to see what was previously approved. Mike questioned at what point a site plan review would be required. The board felt that the plans for the building for a restaurant and store were not much different from the previous use and would be ok but that anything beyond that would require site plan review. Paul suggested gathering prior site plans & planning board minutes and for the applicants to send pictures of the proposed layout to Secretary Lutz to be forwarded to the board members. All members agreed.

Old Business – None

Public Comment – None

Next Meeting – The scheduled its next meeting for March 21, 2019 starting at 6:30 with Tara Bamford..

Adjournment: On a motion from Wayne with a second from Abby, the board voted to adjourn at 7:34 pm.

Respectfully submitted,



Michelle M. Lutz
February 22, 2019