

Town of Gorham Planning Board Minutes May 23, 2019

Members Present: Michael Waddell, Abby Evankow, Dan Buteau, Jeff Schall, Wayne Flynn, Paul Robitaille and Barney Valliere

Members Excused: Dennis Arguin and Brian Ruel

Members Absent: Earl McGillicuddy

Members of the Public: Burke York

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

Appointments: Chairman Robitaille appointed Jeff Schall to act as a full voting member in place of Brian Ruel

Accept & Approve Minutes of April 18, 2019 – On a motion from Mike Waddell with a second from Abby Evankow, the board voted to accept the minutes as presented with Jeff Schall and Dan Buteau abstaining.

Accept & Approved Minutes of April 25, 2019 – On a motion from Dan Buteau with a second from Wayne Flynn, all members voted to approve the minutes as presented with Mike Waddell and Jeff Schall abstaining.

Case #02-2019 – Reichert/Gorham Land Company - Minor Lot Line Adjustment – Cont.

During the preparation of this plan, it was found that there is no clear title to the Town for what is part of Promenade Street so this was referred to the Board of Selectmen. Gorham Land Company will deed the land to the Town which would eliminate the need for easements to the Town for plowing and snow storage. The Board of Selectmen, following RSA 228:35, re-established the boundaries of Promenade Street. The re-established street will also provide 50' of frontage on a Town street. Mike made a motion to approve the street layout and re-established by the BOS which received a second from Wayne. Roll Call Vote – Wayne – Yes Jeff – Yes Mike – Yes Barney – Abstain Dan - Yes Abby – Yes Paul – Yes

Mike then made a motion to approve the Minor Lot Line Adjustment which received a second from Wayne. Roll Call Vote – Wayne – Yes Jeff – Yes Mike – Yes Barney – Yes Dan – Yes Abby – Yes Paul – Yes. Chairman Robitaille signed the plans.

Master Plan

The board met with Tara Bamford to discuss the Land Use Chapter of the Master Plan. Some items discussed were creating a Steep Slope Ordinance and strengthening Storm Water Management in Site Plan Review Regulations, establish a Flood Plain Ordinance, map existing flood control structures, determine which ones are non-compliant and work toward having them engineered and fixed to ACOE standards.

Tara also questioned why the Town continues to allow residential uses in the Commercial A zone. She suggested allowing expansion of existing residential homes in that zone but don't allow any additional residential uses at street level in the CA zone. Also expand the CA zone around the Town Common. This would create a more walkable, and hopefully vibrant, downtown. Questions did arise about how splitting a single lot between Commercial & Residential would affect the value of the property and how extending the Residential Zone into T & A Zone and splitting the lots would affect those values. The secretary will pose that question to both the Department of Revenue and the Town Assessors. Tara also recommends doing a Corridor study on the Commercial B zone.

Code Enforcement Update – None

New Business – Driveway Permit – Yates – 4 Hemlock Road

Jeff made a motion to approve the driveway permit which received a second from Barney. Rollk Call vote – Wayne – Yes Jeff – Yes Mike – Yes Barney – Yes Dan – Yes Abby – Yes Paul – Yes

Old Business –

Case #01-2019 – Marquis / Arguin Minor Lot Line Adjustment

The secretary updated the board on the progress of this case. BOS has done what it needed to in order to relinquish from servitude the undeveloped portion of Broadway Ave, the plan has been signed and recorded, the deeds transferring ownership of the land from marquis to Arguin are being recorded now and once those are recorded, the Arguin's will sign the Easement deed to the Town.

Case #03-2019 – Town of Gorham / Grone – Minor Lot Line Adjustment

The BOS has done what it needed to in order to release from servitude the portion of Railroad Street that is unused by the Town. The deed transferring ownership from the Town of Gorham to Grone have been recorded and the Easement Deed from Grone to Regan has been completed. The Town has received payment of it's legal fees from Grone so there are no further conditions to be met in this case and it can be removed from the Board's agenda.

Public Comment – None

Next Meeting – The board scheduled its next meeting for June 13, 2019 for a Site Plan Review and July 25, 2019 for continuation of updating the Master Plan.

Adjournment: On a motion from Barney with a second from Wayne, the board voted to adjourn at 8:25 pm.

Respectfully submitted,



Michelle M. Lutz

May 24, 2019