

Town of Gorham
Planning Board Minutes
May 11, 2017

Members Present: Wayne Flynn (Chair), Reuben Rajala, Paul Robitaille, Patrick LeFebvre, Dan Buteau

Members Excused:

Members Absent: Mike Waddell (Ex-Officio Alt), Barney Valliere, Dennis Arguin, and Earl McGillicuddy

Members of the Public Present: John Scarinza and Tara Bamford (NCC)

Call to order: The meeting was called to order at 7:05 by Chairman Flynn

Minutes of March 30, 2017 & April 20, 2017 – As there were not enough members present who did not abstain, the minutes were passes over until the next meeting.

Work Session – Tara Bamford presented sample questions for the Master Plan Survey. She suggested having people look at it to see if they understood the questions. Question #4, the board reviewed areas of Town and came up with Downtown, Upper Village, Jintown Road, Lancaster Road, B-G Road, Cascade Hill, Cascade Flats, Lower Village, Stony Brook and Gorham Heights/Hill as areas to list on the survey. Question #12 pertains to the Town Forest and was put on the survey based on discussions with Mike Waddell. Tara would like to know if the wording is what Mike was looking for. Tara will make the changes and send the questionnaire to Michelle

Code Enforcement –

- 1) Code Enforcement Officer Scarinza informed the board that he had received a letter from Sylvia & Michael Saladino regarding their property at 152 Main Street. The building was previously La Bottega Saladino. The restaurant has closed but the owners would like to build a wall to separate the existing kitchen from what was the dining area. They will retain the kitchen for use by them approximately 10 – 15 days per month. They wish to lease the remaining area for an antique store. There will not be any change to the outside of the building other than possible signage. No change to snow storage, parking, etc. Based on that information, he does not feel that the project requires full site plan review. The board felt that he should make that determination as the Code Enforcement Officer and if someone had an issue with it then the proper mechanism would be to appeal to the Zoning Board of Adjustment.
- 2) CEO Scarinza informed the board that he received a sign permit application for a property that is currently a single family home. The sign is to advertise weekly and/or weekend rentals. CEO Scarinza asked for direction from the board. The board felt if the use of the property met the definition of a “Tourist Accommodation” then the property owner should be referred for Change of Use and Site Plan Review but that Mr. Scarinza should make that determination himself.
- 3) The secretary informed the board that two more mobile homes had been ordered for two of the lots in the Paradise MH Park addition and neither one of them had the doors on one side. Though this was not a requirement of the original approval, it was a recommendation as those lots were so small there would not be sufficient room for decks. One of the mobile homes will only be allowed a deck smaller than 48 sq ft to allow for emergency exit only. The other one will only be able to have a small deck as they both are right in the setback limits.

New Business –

- 1) Chairman Flynn asked the board if they minded meeting at 6:00 instead of 7:00. All members present agreed that 6:30 would be a good time. The meeting already scheduled for May 25th will be at 7 pm as notices have already gone out for that meeting but any future meetings will be at 6:30. Michelle will let Tara Bamford know that the meeting scheduled for 6/15/27 will be at 6:30
- 2) Chairman Flynn also asked who would be available for the meeting with the NHMA attorney on May 24th. Both Reuben and Dan will attend.
- 3) Driveway Permit – Elissa Crosby has submitted a driveway permit for her property at 8 Mt. Carter Drive. The secretary sent the application to the department heads for their review. None of the department heads had any concerns. The board reviewed the application and approved the permit.

Old Business – None

Public Comment – None

Next Meeting – The board previously scheduled their next meeting for June 15, 2017 to meet with Tara Bamford

Adjournment: On a motion from Dan with a second from Pat, the board adjourned at 8:38.

Respectfully submitted,



Michelle M. Lutz
May 15, 2017

Approved May 25, 2017