

Town of Gorham

Planning Board Minutes

August 22, 2019

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

Members Excused: Brian Ruel and Barney Valliere

Members Absent: Dennis Arguin & Earl McGillicuddy

Members of the Public: Arthur Couture Jr

Call to order: The meeting was called to order at 6:33 by Chairman Robitaille

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

Accept & Approve Minutes of July 25, 2019 – On a motion from Wayne Flynn with a second from Michael Waddell, the board voted to accept the minutes as presented with Jeff Schall and Abby Evankow abstaining

Code Enforcement Update –

- 1) Berlin City Honda – Renovations are complete. Applications were received for 5 signs. It originally appeared that 1 was a refacing which was permitted and then 4 new signs which required a variance. At the Variance hearing it was determined that the 4 “new” signs were actually replacement of 4 signs that were being removed,. They were subsequently permitted
- 2) Bakery at 101 Main Street with apartments – John will look into.
- 3) Colonial Fort Motel – Abby questioned where this stands. CEO Scarinza explained that they have done some upgrades and no longer have long-term renters there,
- 4) Mt Madison / Top Notch Inn – Parking ATV’s at property on Main Street – CEO Scarinza still has this on his radar
- 5) Northeast ATV – Using abutting property owned by State of NH and Town of Gorham for parking and access to Bellevue Place. CEO Scarinza will talk to the State about it.

New Business –

The board had a preliminary discussion with Arthur (Sonny) Couture, Jr regarding his building on Main Street (Former Rite-Aid). He is planning to renovate the building to make a 6400 sq ft physical therapy facility with 4 apartments on the west side as housing for medical professionals coming in to interview or those who travel here for short terms. The exterior of the building will not change. No site changes are planned. No changes to exterior lighting are planned other than small door lights. The building will have a sprinkler system. There will be approximately 3800 – 4000 sq ft of the building that will remain vacant at this time. There will be approximately 4 – 6 therapists working there who will see approximately 6 – 8 patients per hour so existing parking should be sufficient. The board agreed that because this was a change

of use that it would need to go through Site Plan Review but that as far as the outside was concerned, the existing plan could be used. The board agreed to add this to their September 19th meeting.

Old Business – Chairman Robitailled attended the North Country Council meeting. He found information about grants and programs being available to applicants for solar power upgrades and charging stations for electric vehicles. There is also a public hearing on the Rt 2 upgrade from the Rt 2 & Rt 16 intersection to Jefferson which has \$11 M stated for it. They will be reducing travel lanes to 11' and having wider shoulders and will be redoing some of the banking.

Public Comment – None

Next Meeting – The board scheduled its next meeting for September 19, 2019 with Tara Bamford for further discussions on Master Plan updates and for Site Plan Review with Arthur Couture Jr..

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

Respectfully submitted,



Michelle M. Lutz
August 27, 2019

Approved September 19, 2019