

Town of Gorham

Planning Board Minutes

September 19, 2019

Members Present: Paul Robitaille (Chairman) Wayne Flynn, Michael Waddell (Ex-Officio), Brian Ruel, Barney Valliere and Dennis Arguin (Alt)

Members Excused: Daniel Buteau, Abby Evankow, Earl McGillicuddy (Alt) and Jeff Schall (Alt)

Members Absent: None

Members of the Public: Arthur Couture Jr and CEO Scarinza

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

Appointments: Chairman Robitaille appointed Dennis Arguin to act as a full voting member.

Accept & Approve August 22, 2019 – On a motion from Michael Waddell with a second from Wayne Flynn, the board voted to accept the minutes as presented

Case #05-2019 – Arthur (Sonny) Couture, Jr – Site Plan Review – 167 Main Street – U6-4

Sonny presented plans for the renovation of the former Rite Aid Pharmacy building. The interior of the building will be remodeled to add 4 apartments along the easterly side of the building for visiting/interviewing doctors in the area. One apartment will have a kitchen while the remaining 3 will only have a bedroom and bathroom. A large part of the building (6400 sq ft) will be renovated to house a physical therapy treatment facility. The remaining 4000 sq ft will remain vacant for now. No changes will be made to the site other than paving, striping for parking spaces and some outdoor lighting at the new doors. No changes are proposed to the parking lighting. Due to the size of the building and the addition of residential units, the building will need to have a sprinkler system. The size of the water line will need to be engineered and it may also need a larger sewer line. Sonny will meet with the Water & Sewer Superintendent, Jeff Tennis to ensure they have adequate supply. Tim Sappington will prepare the building plans and Lee Carol will do the electrical engineering. The board went through the checklist and Mike Waddell made a motion to approve the site plan with the following conditions:

- 1) A set of stamped plans from Tim Sappington be submitted
- 2) The plan be reviewed by the Fire Chief and his comments added to the record
- 3) The location of the concrete pad for the dumpster be added to the plan

The motion received a second from Wayne Flynn and Chairman Robitaille called for a roll call vote

Wayne – Yes Barney – yes Paul – Yes Brian – Yes Mike – Yes Dennis - Yes

Code Enforcement Update –

- 1) Snow Dump Project at Public Works – Arthur Couture has started working on this project in preparation for the second phase before snow flies.

- 2) Atlas (the new store at 101 Main Street) – The original intent of this space was for a shop with some food prep. However it would require considerable upgrades in the kitchen for any food prep so this has been scaled to a retail shop for the restaurant next door (Saalt). It does not appear that this would require Site Plan review at this time as it is retail to retail. CEO Scarinza will send a letter to them regarding requirements should things change.
- 3) The outdoor seating area at Saalt was questioned. Will this need an updated liquor license for the outdoor area like Nonna's needed? There is no fence around that area. CEO Scarinza will look into,
- 4) Mt Madison Parking ATV's on lot by McDonalds was also questioned. CEO Scarinza will look into this as well. It will most likely require site plan review at some point.
- 5) Colonial Fort Motel – Some progress was made but it appears mostly vacant at this point though the property does see some use as short term rentals during the busy ATV weekends. No more long term rentals are happening there at this time.
- 6) Royalty Real Estate change to restaurant building – This project has been scrapped and the restaurant will most likely be demolished in the near future as the BOS entered into an agreement with the owners to reduce the property value by \$200,000 with an additional \$200,000 reduction when the restaurant building is removed.
- 7) The board asked if there were any zoning ordinance changes that CEO Scarinza felt the board should consider. One item the board may want to consider trying to address is the short-term rentals of residential properties (Airbnb, VRBO type). Towns are beginning to enact standards for these for life-safety reasons. Some members felt these were a good thing and other members feel they need to be regulated.

New Business – None

Old Business – Chairman Robitaille attended the meeting regarding the States 10-year plan. It looks like the placeholder in the plan for the E-W bypass will be removed and the project to rebuild Rt 2 from Rt 115 to Randolph scheduled for 2024 does not have funding yet. The repair of the wall by Libby Pool is still in the plan for 2024. Paul spoke on the E-W Highway – using Rt 2 to rebuild the economy.

Public Comment – None

Next Meeting – The board scheduled its next meeting for October 17, 2019 with Tara Bamford for further discussions on Master Plan.

Adjournment: On a motion from Wayne Flynn with a second from Barney Valliere, the board voted to adjourn at 7:30 pm.

Respectfully submitted,



Michelle M. Lutz
September 23, 2019