

Town of Gorham

Planning Board Minutes

September 24, 2020

Members Present by Remote Connection: Paul Robitaille (Chairman), Abby Evankow, Mike Waddell (Ex-Officio), Wayne Flynn, Brian Ruel, Jeff Schall (Alt) and Reuben Rajala (Alt)

Members Excused: Daniel Buteau and Peter Gagnon (Alt)

Members Absent: Earl McGillicuddy

Members of the Public Present by Remote Connection: Tara Bamford and Joseph Giovine

Due to the COVID-19 Pandemic and per Emergency Order #12 issued by Governor Sununu on March 23, 2020 and by Executive Order 2020-04, all members listed as present attended the meeting electronically with both video and audio capability. The public was able to attend the meeting in the same manner. All votes were taken by roll call as required.

Call to order: The meeting was called to order at 6:02 by Chairman Robitaille

Appointments – Chairman Robitaille appointed Reuben Rajala as a full voting member.

Review & Accept Minutes: August 20, 2020 – Abby requested a change to the minutes to clarify that she asked if abutters would be notified before subdivisions are approved and a clarification on subdivisions on Class VI roads. The Board of Selectmen could grant a waiver then the Planning Board could either approved or deny the application. On a motion from Mike Waddell with a second from Brian Ruel to accept the minutes as amended, Chairman Robitaille called for a roll call vote: Wayne – Yes Paul – Yes Abby – Yes Brian – Yes Mike – Yes Reuben - Abstained

Driveway Permit – Joseph Giovine – 22 Gorham Heights Road – U27-21 – The board reviewed the application for a driveway permit. The application was previously reviewed by all the department heads and PW Director Austin Holmes had questions about the proposed culvert which will be installed. Police Chief Adam marsh had some concerns about its closeness to Fieldstone Road but moving it would actually limit the line of sight. On a motion from Mike with a second from Wayne to approve the application, Chairman Robitaille called for a roll call vote: Wayne – Yes Paul – Yes Abby – Yes Brian – Yes Mike – Yes Reuben - Yes

Work Session – The board met with Tara to review the proposed changes that the board has been working on to see if any further changes need to be made before scheduling the public hearing.

- 1) The board reviewed the revised map which shows the properties on Main Street and Glen Road that are proposed to change from Residential A to Commercial A. The board had no further changes. The owners will be notified of the public hearing
- 2) The board reviewed the revised map showing the area that would be rezoned and added to the Commercial Compact Zone. The board had no further changes. The owners will be notified of the public hearing
- 3) The board reviewed the revised map of the properties on Gorham Hill that are proposed to be rezoned from Timber and Agriculture to Residential B. Mike Waddell pointed out that there was additional

acreage that should be added to this change. The board agreed and Tara will revise the map prior to the Public Hearing. The owners will be notified of the public hearing

- 4) The board discussed some of the proposed changes to definitions in the ordinance such as:
 - a) Business Office
 - b) Co-working space
 - c) Financial Institutions
 - d) Maker Space
 - e) Renewable Energy
 - f) Feather Flag Signs
 - g) Small Wind energy Systems
- 5) The board also reviewed some of the proposed changes to the Residential A zone such as:
 - a) Driveway setbacks
 - b) Wind Towers
- 6) The board also reviewed the proposed additions to allowed uses in Commercial A such as:
 - a) Veterinarians
 - b) Parking Lots
 - c) Library
 - d) Craft Studio
 - e) Health Club
 - f) Business Office

Code Enforcement Update –

- 1) The secretary informed the board of the progress of the Dollar General store upgrades which CEO Scarinza has been monitoring.
- 2) The State Liquor Store at the same location will begin the renovation of their share of the building once the Dollar General is completed and open.
- 3) Reuben questioned what the Town is doing regarding homes like the one behind the Cumberland Farms building. Mike informed him that the issue is State Law which limits any enforcement the Town can do.

New Business – The board reviewed 2 additional driveway permit applications.

- 1) Burnell – 39 Gorham Heights Road – U27-38 - The board reviewed the application. All department heads have reviewed it as well. On a motion from Mike with a second from Reuben, Chairman Robitaille called for a roll call vote: Wayne – Yes Paul – Yes Abby – Yes Brian – Yes Mike – Yes
Reuben - Yes
- 2) Schaen – 11 Fieldstone Road – U27-6 – The board reviewed the application. All department heads have reviewed the application as well and have no concerns. On a motion from Mike with a second from Brian, Chairman Robitaille called for a roll call vote: Wayne – Yes Paul – yes Abby – Yes Brian – Yes Mike – Yes Reuben - Yes

Old Business – The secretary updated the board that the newly amended Subdivision Regulations have been signed, scanned and uploaded to the Town website.

Public Comment – No members of the public were still in the meeting.

Next Meeting – The board scheduled their next meeting for October 15, 2020.

Adjournment – On a motion from Brian Ruel with a second from Wayne Flynn to adjourn the meeting, All members voted to adjourn at 7:45 pm

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Michelle M. Lutz".

Michelle M. Lutz

Approved November 18, 2020