

Town of Gorham

Planning Board Minutes

April 16, 2020

Members Present by Remote Connection: Paul Robitaille (Chairman), Barney Valliere, Daniel Buteau, Abby Evankow, Michael Waddell (Ex-Officio), Jeff Schall (Alt), Peter Gagnon (Alt) and Reuben Rajala (Alt)

Members Excused: None

Members Absent: Wayne Flynn, Brian Ruel and Earl McGillicuddy

Members of the Public by Remote Connection: Burke York, Bill Dooan and Tara Bamford

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, only Secretary Michelle Lutz was present at the physical location. All other 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 6:30 by Chairman Robitaille

Appointment of Alternates: Chairman Robitaille appointed Jeff Schall and Peter Gagnon as full voting members to replace Wayne Flynn and Brian Ruel

Accept & Approve Minutes of March 26, 2020 – Motion by Abby Evankow with a second from Peter Gagnon to approve minutes as presented.

Roll Call vote:	Dan Buteau – Abstained	Paul Robitaille – Yes
	Abby Evankow – Yes	Mike Waddell – Yes
	Jeff Schall – Yes	Peter Gagnon – Yes
	Reuben Rajala - Abstained	

New Business –

- 1) Driveway Permit for 590 Evans Street – The board reviewed an application for a driveway permit for Richard Dube. The driveway will be 28' wide. The Department Heads have reviewed the permit and visited the site and none of them have any concerns with the driveway. On a motion from Abby Evankow with a second from Reuben Rajala to approve the driveway permit with the condition that the applicant complete Question #6 on the application.

Roll Call vote:	Barney Valliere – Yes	Dan Buteau – Yes	Paul Robitaille – Yes
	Abby Evankow – Yes	Jeff Schall – yes	Mike Waddell – Yes
	Peter Gagnon – Yes	Reuben Rajala – Yes	.

- 2) Burke York presented the case to the board for an Involuntary Lot Merger for property at 16 & 18 Wilfred Street (U5, Lot 32). There is currently a mobile home and a cottage on the lot. The lot was originally two lots and at some point, the lots were involuntarily merged. The owner would like to have the lots reverted back to their original pre-merger status. However, the mobile home currently straddles what was the original dividing line between the lots. There are two possible paths forward. One would be for the Board of Selectmen to allow the lots to return to their pre-merged status with the condition that the applicant seek

and be granted a minor lot line adjustment to move the lot line between the two parcels so the line no longer goes through the mobile home. Neither lot will meet the current zoning requirements but the combined lot doesn't meet the current requirements either. The setbacks will also not meet current requirements but both buildings will be contained within each separate lot. The other path forward would be to request a 2-lot subdivision which would require a variance from the Zoning Board of Adjustment. The two lots were obtained by the original owner at separate times. Per the current owner, both buildings currently have separate water & sewer connections. Mike Waddell informed the board that the Board of Selectmen sent this issue to the Planning Board to get their input as to which direction the board would prefer to take as they are the authority on Lot Line Adjustments and Subdivisions. State Statute currently allows lots that were involuntarily merged to be reverted back to their original pre-merger status by submitting a request to the Board of Selectmen. There is wording in the Statute that allows the Board of Selectmen to deny the request for just cause. Peter questioned if this would set a precedence. Barney felt it should go to ZBA for a variance. After much discussion, Reuben made a motion to recommend the Board of Selectmen unmerge the two lots with the condition that a minor lot line adjustment be approved by the Planning board. The motion received a second from Dan Buteau. Chairman Robitaille called for a roll call vote:

Barney Valliere – Abstained	Dan Buteau – Yes	Paul Robitaille – Yes
Abby Evankow – Yes	Jeff Schall – Yes	Mike Waddell – Abstained
Peter Gagnon – Yes	Reuben Rajala – Yes	

Work Session with Tara Bamford

The board met with Tara to begin going over the zoning ordinance and to begin discussion on some items to change. The board reviewed and discussed:

Tiny Homes, Transient vs not transient and Short Term Rentals, tourist accommodations, rooming house, boarding house, use, building, structure, frontage, street, cluster development and light trespass. The board felt that adding some language defining a tiny home should be added to the ordinance. The board also discussed how best to identify, define and allow short term rentals. Some felt a home occupation permit would be the best way but those cannot be required to renew their permits. Another issue would be that the current ordinance limits the home occupation to 25% of the living space which would eliminate someone renting out their entire home during the months they are not using it. Abby questioned if it would be an accessory use? A general consensus was that those should be limited to 120 days in a year. The board discussed at-length, private and public streets. As the meeting was running late, on a motion from Barney Valliere with a second from Dan Buteau, the board voted by unanimous vote to continue the meeting until April 23, 2020 at 6:30 pm.

Barney Valliere – Yes	Dan Buteau – Yes	Paul Robitaille – Yes
Abby Evankow – Yes	Jeff Schall – Yes	Mike Waddell – Yes
Peter Gagnon – Yes	Reuben Rajala – yes	

Respectfully submitted,



Michelle M. Lutz
04-20-2020