

Town of Gorham

Planning Board Minutes

February 19, 2020

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

Members Excused: Wayne Flynn

Members Absent: Earl McGillicuddy, Brian Ruel and Barney Valliere

Members of the Public: Tara Bamford

Call to order: The meeting was called to order at 6:32 by Chairman Robitaille

Appointments: Chairman Robitaille appointed Peter Gagnon and Jeff Schall as full voting members
None

Accept & Approve Minutes of January 15, 2020 – On a motion from Mike Waddell with a second from Dan Buteau, the board voted to pass over the minutes at this time.

Work Session: The board met with Tara Bamford who provided copies of the completed Master Plan to the members of the board. It will also be added to the Town's website.

Tara presented a work plan for the projects the board would like to work on this year:

- 1) Updating the Town's Subdivision Regulations. There was some confusion as to the latest version of those regulations as the ones on the website are old. The Chairman will ask the secretary to get the updated regulations to Tara so she can be sure which version needs to be updated. The board will table this until it is determined whether the 2014 changes were adopted.
- 2) Zoning Amendments - focusing on the Short Term Rental issues and definitions to be sure they are having the effect the board wants to see and tying that to the Master Plan to be sure they are both working together.
- 3) Short Term Rentals - is there a consensus on what makes one feel more residential than commercial? Tara will follow-up with the Code Enforcement Officer to discuss any issues he is seeing. Tara explained that the definitions need to be clear on what a short term rental is. In order to get an idea of the direction the board would like to head concerning these, Tara questioned the board on what they felt the definition of a short term rental should be:
 - a) Was it the number of days it was rented?
 - b) What if someone was just renting a room?
 - c) Or the whole house?
 - d) What if the owner did not live on the property?
 - e) What if the property was used solely for short term rental?
 - f) What about the owner of a vacation home who rents the building for the summer or when they are not here?

The board discussed whether these could be handled by special use permit or home occupation permit or a business permit issued by the BOS and how or if they could be revoked for just cause? The board also discussed renting properties only when the owner was present. Common consensus if duplex or apartment no limit on number of days but owner occupied, single family home some limits on number of days to discourage investment companies but not vacation home owners. Short term rentals is less than 30 days. The board also discussed how to enforce any limits. Tara will draft some language for the April meeting.

Code Enforcement Update – None

New Business – The Board of Selectmen have placed creating a Capital Improvements Committee on the Town Warrant and will be looking for a couple of members from the Planning Board to be members of the Committee.

Old Business – None

Public Comment – None

Next Meeting – The Planning board scheduled its next meeting for March 19, 2020 and April 16, 2020 for a work session with Tara Bamford. .

Adjournment: On a motion from Dan Buteau with a second from Abby Evankow, the board voted to adjourn at 7:40 pm.

Respectfully submitted,



Michelle M. Lutz