

Town of Gorham Planning Board Minutes November 18, 2021

Members Present: Paul Robitaille (Chairman), Abby Evankow, Michael Waddell (Ex-Officio), Reuben Rajala,(remote) Peter Gagnon

Members Excused: Brian Ruel, George Valliere, Wayne Flynn and Earl McGillicuddy

Members Absent: Dan Buteau

Members of the Public: Victoria Hill (Board Secretary) and John Scarinza (CEO)(Remote), Edith Tucker (press), Andrew Vanikiotis and Donna Theriault

Call to order: The meeting was called to order at 6:37 by Chairman Robitaille. Mr. Robitaille appointed Mr. Gagnon as a full voting member for the meeting.

Review and Accept Minutes of 10/21/2021: On a motion from Mike Waddell with a second from Peter Gagnon, the board voted to approve minutes, as presented, by roll call vote.

Abby Evankow- abstain Peter Gagnon-yes Paul Robitaille-yes Mike Waddell -yes
Reuban Rajala- abstain

Review and Accept Minutes of 10/28/2021: On a motion from Abby Evankow with a second from Mike Waddell, the board voted to approve minutes by roll call vote.

Abby Evankow-yes Reuben Rajala-abstain Peter Gagnon-yes Mike Waddell-yes

New Business: Andrew Vanikiotis joined the meeting to discuss his ideas for his Tinker Brook property, Tax Map R8 Lot 4 containing 86 acres. He would like to divide the property into two residential building lots. He has met with the selectman and has been advised to meet with the Planning Board to discuss his plans. John Scarinza met with him in August and saw two primary issues that will need to be addressed before moving forward with this property development. The first is the deeded ROW over parcel one. The second is the distance of the road to be developed. It appears to be 15,000 to 16,000 feet of road that will need an engineering plan. Andrew walked the land and bridge with the fire chief and his concern is the need for an area for a fire truck to turn around. Mr. Waddell stated that the parcel is landlocked and was previously logged by the previous owner, Mr. Cote. A level 1 environmental impact study was done on the property by the town of Gorham. There have been reports of dumping on the property. A full survey of the property will be needed. There is a driveway with an undefined ROW but not a road. Mr. Vanikiotis has met with a well company and understands that he will need to dig a well, bring in electrical and install a septic system at his own expense. He has contracted with HEBergeron to survey the ROW. When he receives the survey, he will send copies of this survey to the planning office. Mr. Vanikiotis has contracted HEBergeron to perform a boundary survey in the spring. Mr. Rajala opined that this is a complex property but is not insurmountable. There will be a lot of steps prior to meeting with the ZBA. Mr. Vanikiotis understands that this is a process. Mr. Robitaille stated that the board is now officially aware of his plans.

Code Enforcement Update –

John updated the board on the following: Along with two residential inspections, the car wash has a final inspection scheduled for next week and should be up and running next month, he has a scheduled walk through at the brew pub next week and email correspondence with Claude Pigeon about the former Welch's restaurant property

Old Business – Case #02-2021 Site plan review application was withdrawn by Terry McGillivray. Mike Waddell made a motion seconded by Peter Gagnon to accept the withdrawal. The board voted unanimously to accept the withdrawal. Case 02-2021 is closed.

The board reviewed the Notice of Regional Impact from Berlin. The applicants are proposing to construct and install a battery storage facility.

Public Comment: Donna Theriault is happy with the new location of Mr. McGillivray's business on the Berlin-Gorham Road. She feels it was a lot quieter this past summer.

Next Meeting – The board scheduled its next meeting for December 16, 2021 at 6:30pm

Adjournment – On a motion from Abby Evankow with a second from Mike Waddell, the board voted unanimously to adjourn at 7:36 pm by roll call vote.

Respectfully submitted,



Victoria M. Hill
Planning Board Clerk

APPROVED JANUARY 20, 2022