

Town of Gorham

Planning Board Minutes

August 19, 2021

Members Present: Paul Robitaille (Chairman), Abby Evankow, Michael Waddell (Ex-Officio), Peter Gagnon, Earl McGillicuddy, Wayne Flynn

Members Excused: Brian Ruel, George Valliere, Reuben Rajala, and Dan Buteau

Members of the Public: Michelle Lutz (Board Secretary), Victoria Hill (Board Secretary), Tara Bamford, (Consultant)(Remote), John Scarinza (CEO)(Remote), Denise Vallee (Town Manager) (Remote), Patti Stolti, John and Paulette Losier, John and Brenda Hanley.

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

Roll Call and Appointments: Chairman Robitaille appointed Peter Gagnon, Earl McGillicuddy and Wayne Flynn as full voting members to replace members excused.

Review and Accept Minutes of July 22, 2021: On a motion from Mike Waddell with a second from Wayne Flynn, the board voted to approve minutes as presented.

Public Hearing:

Site Plan Review Regulations – Proposed changes were presented by Tara Bamford, Planning Board Consultant. The changes reviewed cleared up grammar, defined exempt activities and clarify the other information required when apply for approval of site plans. Paul Robitaille opened the floor for public comment. John Henley commented that he is in support of these changes.

Mike Waddell made a motion to approve the Site Plan Review Regulations as revised and presented with a second by Wayne Flynn. All members present voted in favor.

Code Enforcement Update –

CEO Scarinza updated the board on the following:

He performed a site visit on the road in the Losier subdivision, he feels that there is a lot of work to be done. He has concerns about lack of erosion control, road grade (very steep) and a rough surface. It qualifies as a “three season logging road”. John is hoping the planning board can have a site visit.

Mike Waddell does not want the board to visit because none of us are road engineers.

John Scarinza reiterated the reason he denied the building permit (B53-2021) in White Birch Acres is the lack of approved road frontage. He cited Town of Gorham Zoning Ordinance 5.10.D. Earl McGillicuddy advised John Losier to get a certified road plan drawn up and stamped by an engineer and present this to the planning board. In addition the road plan Paul Robitaille reminded Mr. Losier that he will need written assurance from the railroad that they will be allowing public right of way the cross in the subdivision. Mr. Waddell explained the board wants to work with Mr. Losier but he needs to start with improving the road. Mr. Losier referenced a building permit denial from 1999. The denial was based on the lack of authorized right-of-way across railroad property. Mr. Losier stated that he has an authorized right-of-way however, this documentation was not provided at the meeting Mr. Losier presented the board with a wetlands report from 2001. The report does not include any road plan and could not be included in the discussion. Mr. Waddell reminded Mr. Losier that he will need to present the board with plans that meet the current standards to meet approval from the board.

Mr. Scarinza visited:

5 Corners Inn, Map U8 Lot 119/ 370 Main St, owned by D.S. Balfour. He issued a Temporary Certificate of Occupancy for units 1-8. He has shut down the cabins until the electrical work is complete. The main house is occupied by the owner, the second floor is unused and the third floor has an illegal tenant. The occupant had until Monday, August 16 to move out.

Vahsaw's is putting in new coolers. The state shut down food service.

Corner Market has a plumbing permit and is limited to selling cigarette and beer at this time.

1 Exchange St is on the market and an investor is interested and is pursuing additional information on the kinds of permits and costs that would be required to improve this property.

Jesse Daniels property on the Berlin-Gorham Road, FKA Pat's Auto, which was a car sales and repair business, now he has changed to offer retail landscape materials. John feels this is enough of a change of use and that he should come speak with the board.

Walmart Salon is being sold and needed an inspection. John will create an inspection worksheet for the new occupants in order to meet approval.

Does Lulu's have a license to sell lobster? Earl McGillicuddy believes the permits are issued from Fish and Game.

New Business: Victoria presented Case #06-2021 application for Minor Lot Line Adjustment for Alonzo (U5-9 and U5-10) Town of Gorham. Case #07-2021 Losier/Hanley application for Minor Lot Line Adjustment for Losier (R-8-1 and U26-11) Hanley.

The board revisited concerns about short terms rentals and their impact on the local codes and permitting. After on-line research through Airbnb and other short term rental sites, the town has over 20 rentals currently available. Tara Bamford has presented some guidance and the selectboard agreed to draft a letter to the property owners outlining current zoning regulations.

Next Meeting: September 16, 2021 at 6:30 pm

Adjournment: On a motion from Mike Waddell with second from Abby Evankow, the board voted unanimously to adjourn at 8:25 pm.

Respectfully submitted,



Victoria Hill
Planning Board Secretary

Approved as Amended September 16, 2021