

Town of Gorham
Planning Board Minutes
July 20, 2017

Members Present: Paul Robitaille, Dan Buteau, Barney Valliere (Vice Chair), Dennis Arguin, Reuben Rajala and Patrick LeFebvre

Members Excused: Wayne Flynn and Michael Waddell

Members Absent: Earl McGillicuddy

Members of the Public Present: John Scarinza, Burke York, Arthur Demers, Helen Beausejoir, Ron McCauley, Dan Taillon and Eric Dow

Call to order: The meeting was called to order at 6:35 by Vice Chairman Valliere

Minutes of June 15, 2017 - On a motion from Dennis with a second from Dan, the board voted to approve the minutes as presented (Reuben Rajala abstained).

Case #03-2017 – Town of Gorham/Eversource – Minor Lot Line Adjustment

Burke York presented plans to the board. The Town of Gorham is looking to purchase approximately 6.65 acres of land currently owned by Eversource and add it to the lot that currently contains the Public Works Garage and the Water & Sewer Department and Treatment Plant. The Town currently uses an area of the property for its snow storage and debris pile. The Riverbank and dike will remain in Eversource ownership. As part of the divestiture, Eversource is being forced to sell off this land and there are no guarantees the new buyers will be willing to work with the Town or allow them to continue to use the land for snow storage. Abutter Ron McCauley stated that he didn't want snow stored on that land behind his house. There is a portion of the property that Mr McCauley currently uses as his backyard but there are no recorded easements for that. Vice Chair Valliere asked if the Town would have discussions with the abutters before doing any changes to that property which they will. Burke explained that there are so many easements for sewer outfall, sewer lines and access easements that this lot line adjustment would clear up those issues prior to the sale. Vice Chair Valliere closed the public hearing at 7:06 and the board entered into discussion. Paul Robitaille made a motion to grant approval subject to the successful negotiation of price and easements and to further authorize the Planning Board Chairman to sign the plans once those have been accomplished. Patrick LeFebvre seconded the motion and all members voted in favor with Denis Arguin voting in opposition.

Case #02-2017 – Taillon – Site Plan Review

Burke presented new plans to the board. In June 2016, the Taillon's were granted site plan approval to build 3 storage buildings (45', 45" and 20"). The Taillon's would like to make 3 minor changes to the plan. They would like to increase the size of the 20' building to 30', install catch basins instead of a drainage channel and install a rail fence instead of rocks for fencing. The propane tank will move but they have already spoken to the Fire Chief who is ok with the new location. The trees along Promenade Street will still remain intact. No other changes are indicated. CO Scarinza suggested that the board might want to view the site before they made a decision. Reuben felt that the changes would result only in a narrowing of the driving area but would not be a change to the buffer so this is an insignificant change. Dennis Arguin made a motion to approve the new site plan which received a second from Patrick LeFebvre and all members voted in favor.

Code Enforcement –

- 1) CO Scarinza has performed inspections on 3 solar arrays that GoSolarNH have installed. Two of those required Special Exceptions as they were ground mounted instead of roof mounted systems.
- 2) CO Scarinza is working with the police department to put together a case on the body shop property on Lancaster Road as they are receiving complaints and this is not in compliance nor have they gone through Site Plan Review..
- 3) AirBnb – There is recently passed legislation that could effectively limit the Town’s control over those. The secretary will research this further.

New Business – None

Old Business – None

Public Comment – None

Next Meeting – The board scheduled their next meeting for August 17, 2017 @ 6:30.

Adjournment: On a motion from Dan Buteau with a second from Patrick LeFebvre the board voted to adjourn at 7:45 pm.

Respectfully submitted,



Michelle M. Lutz
July 26, 2017

Approved August 17, 2017