

**Town of Gorham**  
**Planning Board Minutes**  
**May 14, 2020**

**Members Present:** Chairman Paul Robitaille

**Members Present by Remote Connection:** Daniel Buteau, Abby Evankow, Wayne, Flynn, Jeff Schall (Alt), Peter Gagnon (Alt) and Reuben Rajala (Alt)

**Members Excused:** Barney Valliere

**Members Absent:** Brian Ruel, Earl McGillicuddy (Alt) and Michael Waddell (Ex-Officio)

**Members of the Public Present:** Recording secretary, Michelle Lutz

**Members of the Public Present by Remote Connection:** Phil Cloutier (Fire Chief), Robert Green and John Scarinza (CEO)

**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, all 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, Peter Gagnon and Reuben Rajala as full voting members.

**Priliminary Site Plan Review**

The board met to hear the proposal from Bob Green to renovate the formers Sears store and the adjacent Great Bear Stove Shop, which have been vacant for some time, to accommodate a new tenant. CEO Scarinza felt that the board should hear the proposal before deciding if a full site plan review was needed. Mr. Green explained to the board that he has been in discussion with a tenant to completely renovate the currently two separate units and turn it back into one unit in the same footprint as the old Kelley's Supermarket. There would be no changes to the site. The lighting will stay the same. Any signs will need to be approved by the CEO. Snow storage would be the same as it is currently. There would be two doors added. One on the south side to receive product and one on the north side as a means of egress. This would be a former retail space being used by a new retail tenant. Questions from the board centered around parking, volume of customers, and hours of operation. The owner felt that the existing parking will be more than sufficient for the new use, the parking lot will not change and the store may be open a little later than the former occupant but it is in the middle of the commercial zone. Chairman Robitaille polled the board to see if any members felt that a full site plan review was needed. None of the members present felt that a full site plan review was warranted.

**Code Enforcement Update** – CEO Scarinza brought the board up to speed on the projects he has been working on

- 1) 161 Main Street - as the board heard previously, he has been working with Mr. Green on a new tenant for the former Sears location.
- 2) 459 Main Street – The building is remodeling the offices for a potential occupant.
- 3) 130 Main Street – Upgrades are being done at the Royalty Motel in preparation for its rebranding. They are laying down new carpeting, painting and installing mini-split heater/cooling units.
- 4) 435 Main Street – A final inspection has been done for the new generator and cabinets for the cell tower. This was done in conjunction with the State Electrical Inspector
- 5) 443 Main Street – The State of NH Bureau of Trails has signed an agreement with the owner of the property for a new ATV parking area. The Town portion of the work is completed and the state will add crushed gravel. The lane diet on Route 16 has been completedThe owner of the former Currier Building
- 6) Peter Gagnon asked if there were any plans for the former White Birches Restaurant building planned in the rebranding of the Royalty. None is planned
- 7) Wayne questioned if someone is reselling used propane tanks wheter they would need to have cages around the tanks and barriers as other places have to have. Fire Chief Cloutier will look into it.

**New Business** – None

**Old Business** - None

**Public Comment** – None

**Next Meeting** – The board has a meeting scheduled on May 21, 2020 for another work session with Tara Bamford and a meeting for May 28, 2020 for regular.

**Adjournment** – On a motion from Wayne Flynn with a second from Abby Evankow to adjourn the meeting, Chairman Robitaille called for a roll call vote:

Wayne Flynn – Yes      Dan Buteau – Yes      Paul Robitaille – Yes      Abby Evankow – yes  
Jeff Schall – Yes      Peter Gagnon – Yes      Reuben Rajala – had already left the meeting  
Earl McGillicuddy – Yes

The meeting was adjourned at 8:37 pm.

Respectfully submitted,



Michelle M. Lutz  
05-18-2020