

February 22, 2021

We respectfully submit this letter for consideration.

Northeast Rentals, aka Summer Fun, is asking the Town of Gorham and the Planning Board to approve another location for their rental ATV business at the property formerly owned by Burger King. It currently is running this business at 177 Main Street (the property formerly owned by Laconia Savings Bank). For the past year, the neighborhood of Union Street/Country Lane has had to put up with the increased traffic at the end of Union Street (it is already very busy because of elementary school bus traffic and children walking to/from school) making it difficult to get out onto Main Street, ATV customers parking on the sides of the road, and increased noise from the ATVs and power washers.

By relocating its main operation to the Burger King property (while maintaining the 177 Main Street location for overflow), Northeast Rentals will be able to increase their rentals from 48 (original site plan) to nearly 175 (as stated in the site plan presented to the Planning Board at the 1/28 meeting). That site plan has since been revised to state 100 machines, which does not lessen our concerns.

We are concerned about:

- The level of noise from the ATVs and potential use of power washers.
- The operating hours the business wants to have is 9:00am – 7pm every day. That's 10 hours/day, 7 days/week, from May 23 through November 1 (23 weeks). That is 1610 hours of noise that the people in the Union Street/Country Lane neighborhood will have to endure.
- After a long day of work to support our families and this town, it is difficult to sit in our backyards for peace and quiet with the constant drone of the ATVs/power washers.
- The level of traffic on Main Street and how that will affect us getting in and out of our street to go to work, to shop, to live our daily lives. How will that affect the elementary school traffic?
- The power washing of the ATVs. The 1/28 site plan included this but the revised site plan indicates that there will be no on-site washing. Does that mean on-site at the Burger King property? Will it then wash the ATVs at the 177 Main Street location as it currently does? If so, we are very concerned about this - Where will the run off go? It will go into Messenger Brook, which runs through the Burger King property into the elementary school property and eventually into the Androscoggin River. Northeast Rentals claims it will not use any chemicals to wash the ATVs, but oil, gas, grease from the machines will combine with the water used to clean the machines will run off into Messenger Brook. How much water will go into the brook each day? How will that affect the brook? Will the brook flood periodically or will the volume of the brook be permanently increased? Will the banks erode? How will all that muddy water affect the stream and eventually the river? How will that affect the wildlife in or near the brook and river?
- Our home property values. We live here for a reason – we have a nice, attractive, friendly neighborhood. We have spent years, even decades, building our homes. Just like our neighbors in the Lancaster Road/Crestwood Drive neighborhood. We don't want to move. We want to enjoy our homes, our yards, and our town.
- We are concerned that Northeast Rentals may not fall under the definition of a Commercial A property. A curio shop is a "retail establishment," Tractor Supply is a "retail establishment," Walmart is a "retail establishment." Northeast Rentals is in the business of renting motorized vehicles. Wouldn't that fall under the definition of a Commercial B property – "Automobile, truck, RV or mobile home sales?"
- The ordinance mentions "With special exception – keeping of up to 6 chickens or other fowl on a single family home lot for noncommercial use." If further states, "Fowl will be kept in an enclosed area...to ensure that the fowl will not be a nuisance to any neighbors by means of odor or noise." A homeowner cannot have more than 6 chickens but Northeast Rentals can have 100+ ATVs?
- The site plan says there is additional parking at 177 Main Street (the current location). If that additional parking is needed, that will only increase the traffic at the end of Union Street – car and foot traffic.
- The site plan states that no changes are planned in regards to the existing trees/shrubs. Will that change if more parking spaces are needed after all? And if that happens, what will the removal of that natural noise barrier mean to the neighbors?

- What kind of burden will this pose to the town? Police presence, town water supply, etc.?
- Northeast Rental benefits at the cost of the Gorham taxpayer.

We love our town and we understand all about progress and business enterprise. What we are saying is that perhaps there is a better location for Northeast Rentals – not in the middle of town, not in our neighborhood's backyard.

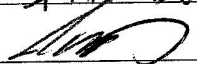
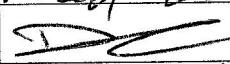
For those of us who attended the recent Planning Board meeting held on Jan. 28, 2021, we were uncomfortable with the direction the dialogue was going and we were not allowed to ask questions. Our impression was that this transaction will happen without any questions/concerns being raised; no matter the will of the people. We were told that the public hearing on this matter would be held on February 25, 2021, and at that time we could voice our concerns. Due to Covid 19 safety restrictions, all meetings are held via Zoom. Unfortunately, this type of meeting format is foreign to many of our neighborhood residents as they do not know how to navigate the platform, which further impedes our right to voice our concerns. **We are urging the Planning Board to hold the public meeting in person rather than through the Zoom platform in order to better accommodate a dialogue between the townspeople and the board members.**

We are asking the Town of Gorham officials to consider the kind of impact this decision will have on our neighborhood, our townspeople, and our town but also the other tourists who come to our area – hikers, kayakers, campers, and bicyclists. Will these enthusiasts still want to come to our area if we are primarily known as the mecca for ATV rentals? Perhaps not – we think they come for the peace and quiet that our area offers; not to hear the engines of hundreds of ATVs. We are asking the Town of Gorham and the Boards to work in the best interest of its townspeople. We are asking the Town of Gorham to follow the letter and spirit of our Master Plan and zoning and noise ordinance and rule of ATV rental is not allowed in use Commercial A. In conclusion, we are asking town officials put themselves in our shoes – would they want this type of business next door to them?

Thank you.

The Neighborhood of Union Street/Country Lane

Holly & Dave Fontaine  
Donna Theriault  
Rick Devoid  
Norm & Lou Lacasse  
Valerie LaPointe  
Ian Evans  
Jake & Alexa Hoyt  
Dave & Nancy Herard  
Bruce Lary  
Dawn Li  
Keith & Molly Olmstead

Signature	Printed Name	Address
Holly Fontaine	Holly Fontaine	7 Country Lane
Donna Theriault	Donna Theriault	26 Union St.
Richard Desrosiers	RICHARD PELLOIN	25 UNION ST
Jan Evans		
	Jan Evans	23 Union St.
Valerie LaPointe	Valerie LaPointe	12 Country Lane
Bruce S. Lamy	Bruce S. Lamy	9 Union St. Gorham NH.
Normand Leduc	Normand Leduc	6 Country Lane
	Dawn L.	183/185 Main St
Nancy Herard	Nancy Herard	20 Union Street
Ronald FX Laganier	RONALD FX LAGANIERE	20 UNION STREET
David J. Hoyt	DAVID J HOYT	20 UNION ST.
Jacob Hoyt	Jacob Hoyt	22 Union St
Alexa Hoyt	Alexa Hoyt	22 Union St
Lucille Lacasse	Lucille Lacasse	6 Country Lane
Keith Olmstead	Keith Olmstead	10 Union St. Gorham.
Ramona Olmstead	Ramona Olmstead	10 Union St. Gorham
David P. Fontaine	DAVID FONTAINE	7 Country Lane

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