

**Town of Gorham**  
**Planning Board Minutes**  
**April 26, 2018**

**Members Present:** Barney Valliere (Vice Chairman), Wayne Flynn, Michael Waddell (Ex-Officio), Dan Buteau, Dennis Arguin and Brian Ruel (Alt)

**Members Absent:** None

**Members Excused:** Paul Robitaille, Abby Evankow, Earl McGillicuddy (Alt), and Patrick LeFebvre (Alt Ex-Officio)

**Members of the Public Present:** Burke York, Lisa Wheeler and Jessica McCreedy

**Call to order:** The meeting was called to order at 6:34 by Vice Chairman Valliere

**Appointments** – Vice Chairman Valliere appointed Brian Ruel to act as a voting member in place of Paul Robitaille

**Minutes of March 22, 2018** - On a motion from Dan Buteau with a second from Michael Waddell, the board voted to approve the minutes as presented (Barney Valliere abstained).

**Case #03-2018 – James & Linda Reichert, Minor Lot Line Adjustment**

Burke York presented plans for a minor lot line adjustment for properties located at 3 & 5 Woodland Park (I2, Lots 22 & 23). Burke explained that the request would give future owners of the property at 3 Woodland Park a little more room. They are currently demolishing the buildings at 5 Woodland Park in order for them to build a new house further back on that property. They will also convey a ROW for the existing driveway for 3 Woodland Park as a short piece will be on the 5 Woodland Park property. Mike Waddell brought up some concerns identified at the Technical Review Committee meeting regarding the existing driveway. The surveys show the town road as being 313' long. However, from approximately 190' it is what is currently being used as the driveway for the house located at 3 woodland Park. In the winter, the Town plows the public portion of the road and for the ease of not having to back up the plow truck, they continue up the driveway which loops around and comes back out onto the public portion of Woodland Park. Mike is concerned that if the new owners were to invoke their rights and not allow the plow to continue their past practice, an accommodation needs to be identified for them to be able to plow, turn around and come back out. Burke stated that at the TRC meeting PW Director Holmes didn't have any concerns and that he indicated that the plow drivers could back down the street and then plow back out. However, the TRC minutes indicate that an alternative for the plow truck to turn around needed to be established and noted on the plan after discussion with the PW Director. No alternative is noted on the plan. Mike asked that the plan identify an alternative as discussed at the TRC meeting and to acknowledge that on the plan. On a motion from Mike Waddell with a second from Dan Buteau, the board voted to table the lot line adjustment for future discussion with the Public Works Director and the Board of Selectmen and to continue the hearing until the boards meeting on May 24, 2018.

**Master Plan** – Tara Bamford met with the board to discuss next steps for updating the Master Plan. She feels the next step should be to reorganize the chapters and set a timeline for that. She feels 12 – 18 months is a good timetable to accomplish that. She also feels that an Economic Roundtable discussion with business owners would also be in order. Though she would like to see it sooner rather than later, the board felt that this should be done after Columbus Day as the businesses would be too busy during the summer months to do this. Tara also gave the board her contract for the next phase of the update and after review, Mike made a motion to approve the contract

and authorize Chairman Robitaille to sign it. The motion received a second from Dan Buteau and all members voted in favor. Tara will plan to attend the boards June 28, 2018 meeting.

**Code Enforcement** – The secretary informed the board that the former Pizza Hut building is currently being renovated for a new BBQ restaurant. They have run into a few problems but are working through them.

**New Business** – On a motion from Mike Waddell with a second from Dan Buteau, the board voted to appoint Earl McGillicuddy for another 3 year term until March 31, 2021 and to appoint Jeff Schall for a 2 year term until March 31, 2020.

**Old Business** – None

**Public Comment** – None

**Next Meeting** – The scheduled its next meeting for May 24, 2018 and June 28, 2018 at 6:30 pm

**Adjournment:** On a motion from Wayne Flynn with a second from Michael Waddell, the board voted to adjourn at 7:35 pm.

Respectfully submitted,



Michelle M. Lutz  
April 30, 2018

Approved May 24, 2018