

**Town of Gorham**  
**Planning Board Minutes**  
**June 28, 2018**

**Members Present:** Paul Robitaille (Chairman), Mike Waddell (Ex-Officio), Barney Valliere, Abby Evankow, Brian Ruel

**Members Excused:** Wayne Flynn, Earl McGillicuddy, Dennis Arguin, Jeff Schall, Dan Buteau

**Members of the Public Present:** Burke York, Clermont and Gracienne Drouin, Bertrand Drouin

**Call to order:** The meeting was called to order by 6:30 by Chairman Robitaille

**Appointments:** Chairman Robitaille appointed Brian Ruel to act as a voting member to make a quorum.

**Minutes of May 24, 2018** - On a motion from Mike Waddell with a second from Brian Ruel, the board voted to approve the minutes as presented.

**Preliminary Lot Line Adjustment** Clermont and Gracienne Drouin, Bertrand & Tracey Drouin

Preliminary conceptual review of minor lot line adjustment

Dublin St. properties, cross over rail road tracks. Operating gravel pit, embroidery business, served w/ town water and private sewer. This act gives house lot back to its original shape. The land is bisected by a brook

3 grand-fathered non-conforming lots become 3 less non-conforming lots

The lines on paper have changed, but access to Dublin St remains the same.

Dogleg for snow removal is reserved for snow-plowing - town rights and easement - trash pick-up circular access easement right of way. These town Right of Ways are written into plans and deeds

No Technical Review Committee (TRC) meeting yet. Burke has checked w/ Buddy, but didn't see necessity

For sake of dotting "i"s and crossing "t"s - present plan to Mitch, have him put together TRC and let them go through their process, then to select board then to town attorney. Mike: "lack of policies and procedures here has hurt us." No shortcut to select board and Town Attorney.

**Master Plan Update:**

Tara Bamford. Tara emailed Vision Statements to town last week, but Planning Board did not receive them until last night. Barney suggested that Tara email the whole Board directly, rather than waiting for secretary to forward. Paul will check w/ members to get permission to give out their email addresses to Tara.

Paul appreciates improved ability to see the night sky since the installation of the LED street lights.

**Vision Statement:**

Development: change to “transition between Mountain & Forests,” our mountains and forests are not exclusively White Mt National Forest. Keep access to river in mind - Buck Island, and behind Irving - where Moose River joins Androscoggin. Add in Appalachian Trail Community Status to Trail vision: Gorham is recognized as an official Appalachian Trail Conference Trail Town. Tara recommends that the committee be familiar w/ the current Master Plan. This is our vision - we will work out the details in chapters. Last step is the implementation and who is responsible for what parts.

A Facilities section in the Master Plan, is where you do “future land use” what big expansions are needed. Facility Chapter in Master Plan is first step, then vote through Town Meeting to articulate. Benefit is it’s the long-range planning. It’s how you take the different department priorities and have uniform set of priorities that spread out expenses over time. Looking at big picture in coordinated way saves money in long term.

Capital Improvement Program, based on Facilities Plan in Master Plan. We have talked about Facilities section in the past, but difficult to implement with volunteer board. Often completed by an engineering firm.

Barney: We don’t revisit this living document often enough. We should revisit every 3 years. 10 years is too long. If we address it more regularly, we can remain current.

Population trend depends on our ability to attract young people to our town. What can we do to change the current trends in which young people are moving out of our town?

Board approves Tara’s chapter format.

Paul will ask the board members if he can give their email addresses to Tara so she can email the board directly.

Urban Exclusion project, should be at North Country Council. Tara left complete file with detailed spreadsheet of what needed to happen with Director Barbara Robinson.

Pizza Hut is now Mr. BBQ. Sears is leaving.

No Code Enforcement update.

Paul Robitaille has been appointed by Selectboard as commissioner to North Country Council. Each member town can appoint two representatives. Jeff Schall is our 2nd appointee, but has been unable to attend so far. Paul will contact Jeff to find out if he wants to continue or if a replacement should be found. North Country Council is in a period of rebuilding and should be a good resource for North Country communities like ours. A good planning team can bring in grant money to help w/ local projects. Our participation in these meetings would be very beneficial to Gorham.

Paul passed out paperwork:

NH Office of Strategic Initiatives (OSI) Floodplain Administrator Workshop  
Eastern Federal Lands Access Program, call for NH projects  
Federal Land Access Program  
NH Transportation Projects Funding Opportunities - Summer/Fall 2018

As NCC rebuilds and our involvement grows, we should be able to take advantage of such available programs that we’ve missed in the past.

Example: We could tap into FAP funds for trailhead development at Black Trestle Bridge or moving Moriah Trailhead from end of Bangor St, where there is no room for parking to new trailhead parking on skid road that goes to pipeline and there would be easy to make good connection to Moriah Trail.

NCC hosts annual meeting in September. It used to be go-to-dinner b/c everyone from Governor down attended.

All communities are struggling with the same issues: flood plains, ATVs, air BnBs, transportation, roads.

**Old Business:** Application to merge lots for tax assessment and land use. Drew Family Trust 33 & 37 Evans St. Tax Map U18, parcels 7 & 8, request that the two parcels be merged. Erase line between lot 7 & 8. Michael Waddell made a motion to accept the merger. Barney seconded. All in favor. None opposed. Paul Robitaille signed.

Barney motioned to adjourn, seconded by Mike.

Next Planning Board meeting July 26, 2018

Submitted by Abby Evankow

Approved as amended October 25, 2018