

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

**Members Present:** Paul Robitaille (Chairman), Wayne Flynn, Michael Waddell (Ex-Officio), Dennis Arguin, Dan Buteau and Jeff Schall

**Members Absent:** Brian Ruel

**Members Excused:** Abby Evankow, Barney Valliere, Earl McGillicuddy and Patrick LeFebvre

**Members of the Public Present:** Norman & Diane Arenburg, Norman Malloy, Jackie King, Roland Bourassa, Andy Nadeau, Tim Sappington, Tara Bamford, Siera Sanschagrín, Henry Sanschagrín, Diane Bouthot, Wayne Bousquet, Lee Carroll, Beverly & Lenny Knowles, Bertrand Drouin, Clermont Drouin, Gracienne Drouin and John Scarinza (Code Enforcement) and Burke York

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

**Appointments** – Chairman Robitaille appointed Jeff Schall to act as a voting member in place of Barney Valliere

**Minutes of June 28, 2018** - On a motion from Mike Waddell with a second from Dan Buteau, the board voted to pass over the minutes as information regarding a lot merge was not in the minutes and there appeared to be questions on the last page.

**Case #04-2018 – Clermont & Gracienne Drouin and Bert & Tracey Drouin**

Burke York presented plans for a minor lot line adjustment for properties located off the end of Dublin Street (Tax Map U6m Lots 34, 34A & 35). This was presented for a preliminary at the board's June 28, 2018 meeting. The Drouin's will give the Town an easement for snow plowing to allow the town to plow snow over the railroad tracks onto their property then back up on their property and plow out and back down Dublin Street. Also to be placed within this easement is a dumpster for the Town to be able to pick up garbage and recyclables from the property. Chairman Robitaille read the minutes of the TRC meeting and those are incorporated into these minutes. Burke York will prepare deed language for the easements. The Drouins questioned why the Town could not continue to pick up garbage and recyclables as they have in the past. Mike Waddell explained that the Town's Attorney is recommending that the Town stop going onto private property as it is a liability. The exact location and design of the dumpster will be determined after discussion with the Public Works Director, town Manager and the applicants. As these are already non-conforming lots, this lot line adjustment would make it less non-conforming. The board went through the checklist. Mike Waddell made a motion to grant approval with the condition that the Town write the deed language and garbage and recycling pickup being worked out between Town Manager, Public Works Director and the owners. The Motion received a second from Dan Buteau and Chairman Robitaille called for a roll call vote: Mike Waddell – Yes Wayne Flynn – Yes Dennis Arguin – Yes Dan Buteau – Yes Jeff Schall – Yes Paul Robitaille - Yes

**Case #05-2018 – Lariviere and State of New Hampshire – Minor Lot Line Adjustment**

Andy Nadeau of Horizons Engineering presented plans to the board. He is representing the Brae Burn Co Op who are trying to purchase the Brae Burn Mobile Home Park owned by the Lariviere Trust. During the process of forming the Co Op it was found that a survey of the property had not been done in many years. During the survey it was determined that 4 of the mobile homes are actually located partially on the State of New Hampshire ROW so they are requesting a lot line adjustment to make all the mobile homes on the land of the Co Op. There are some small sheds that are still located on State property but the State is not concerned with those. This will also need to

go to the Governor & Council for their approval. Chris Gamache is taking it to the council agenda for August 11, 2018. Several abutters had questions that did not pertain to the minor lot line adjustment process and a motion was made by Dan Buteau which received a second from Mike Waddell to close public comment @ 7:30. The board went through the checklist. Mike Waddell made a motion to approve the minor lot line adjustment on the condition that fees be paid to town of Gorham, it receives Governor & Council approval and that a successful sale happens between the Lariviere Trust and the State of New Hampshire. The motion received a second from Dan Buteau and Chairman Robitaille called for a roll call vote. Mike Waddell – Yes Wayne Flynn – Yes Dennis Arguin – Yes Dan Buteau – Yes Jeff Schall– Yes Paul Robitaille – Yes

New Business – Tim Sappington came to the board representing Tom Cote for his property at 74 Main Street. Mr. Cote would like to convert the building into 4 rental units which is allowed in Commercial A zone. CO Officer Scarinza received information from the property owner explaining that the proposed plans would be for the units to be Student Housing for college attendants which CO Scarinza felt was a large enough change of use that the applicant should go through a change of use. Lee Carroll is the lighting engineer. The board agreed that it would need to go through Site Plan Review and will also need to go through the TRC.

**Driveway Permit** – Application received for property at 10 Gorham Heights Road. The board felt the application needed to go through TRC prior to being submitted to the board. Mike made a motion which received a second from Wayne to pass over until it is reviewed by TRC. All members voted in favor.

#### **Master Plan – Tara Bamford**

Tara discussed some areas of the Master Plan with the board. One of those is that the data available regarding new construction was not available for 2017 and the last data submitted to the State by the Assessing Office was that there was very little new construction in 2016. Tara will contact Michelle to get updated figures for 2017. The board scheduled another meeting with Tara for August 22, 2018

#### **Code Enforcement**

- 1) McDonalds has reopened after extensive renovations. Two things were discovered during the renovations. The roof drains ran into the Town sewer system and was being treated by the Water Treatment plant and they did not have a grease trap. Those issues have been corrected. There were some large concerns about the electrical system there which have now been brought up to code.
- 2) Road Hawg BBQ is scheduled to open next week. They have 6 months from the time they purchased the building to redesign the roof so it does not look like a Pizza Hut building which was a requirement of the sale. They were originally scheduled to be open Memorial Day weekend but they had to do more renovations that originally proposed. That building is now also up to code.
- 3) There are permits for two new houses in Town and one new seasonal building. There seems to be more permits for remodeling. Paul questioned if there were a lot of remodeling projects being done without permits. John would like to see the Town tackle the issue that comes up occasionally that the home owners are the responsible party when it comes to obtaining permits and the contractors sort of lean on that when a permit is not obtained. He would like to see that changed to either the homeowner or the contractor. One issue that has come to light is that commercial properties are using non licensed contractors so hopefully that issue has been handled.
- 4) The Spring Road Bridge project is about to begin. The Contract has been awarded and there are a couple of easements that still need to be completed. The landowners wanted replacement shrubbery when the project is completed.

5) Questions continue to come in regarding Air BnB's and he has been putting those off waiting for the board to begin discussing. The board would like to add this to the agenda to discuss with Tara at the next meeting. Paul has been hearing a lot of complaints and he felt that making businesses spend thousands of dollars to bring their properties up to code and not requiring these AirBnB's to do the same is unfair. The board agreed to begin looking at these. The Board of Selectmen has voted not to tackle this issue until the Planning Board has regulated it.

**New Business** – None

**Old Business** – None

**Public Comment** – None

**Next Meeting** – The scheduled its next meeting for August 22, 2018 at 6:30 pm

**Adjournment:** On a motion from Wayne Flynn with a second from Dan Buteau, the board voted to adjourn at 8:20 pm.

Respectfully submitted,



Michelle M. Lutz  
August 22, 2018

Approved as Amended August 23, 2018