

Town of Gorham

Planning Board Minutes

August 23, 2018

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

Members Absent: None

Members Excused: Barney Valliere, Earl McGillicuddy and Brian Ruel

Members of the Public: Tom Cote, Tim Sappington, Ram, Tamiko and Somni Montanaro, Mrs. Heath and John Scarinza

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

Approve & Accept Minutes of July 26, 2018 – There were some grammatical errors as well as information missing regarding who seconded a motion. Mike believes it was he who made the second. The secretary will make the corrections. On a motion from Mike Waddell with a second from Dan Buteau, the board voted to approve the minutes as amended.

Case #06-2018 – Tom Cote – Site Plan Review

Paul Robitaille recused himself from this case and Wayne Flynn stepped in to chair the meeting. Wayne appointed Jeff Schall as a full voting member in place of Barney Valliere. Tom Cote explained that he owns the property at 74 Main Street which currently has a hair salon in one unit, previously housed his Attorney practice in another unit, a Doctors office in a third unit and the remaining unit was residential. He would like to convert the whole building except for the space currently housing the hair salon into 4 units for student housing as the White Mountains Community College has been looking for housing for its student population. The board reviewed the minutes of the TRC meeting and noted that there was discussion about the project needing a sprinkler system. Mr. Cote met with Dan Ansty of the State Fire Marshalls office. If the project requires sprinklers then he feels it will be too costly to continue. However, Mr. Ansty had some suggested about work arounds so Mr. Cote has contacted a firm who is looking at the project. John Scarinza explained to the board that the existing salon would not need to be sprinkled but that the new residential units would need sprinklers and a 2 hour firewall could be added to separate the residential units and the salon. This could be accomplished with Schedule 40 PVC and would be reasonably priced which would work provided the feed line from the street is of sufficient size. Per Jeff Tennis of Water & Sewer, the feed line is a 6" line. If that wouldn't work, then a workaround would be a tank and pump system in the basement. Other items would be that the egress from the second floor would need a 1 hour fire rating and that electrical upgrades would include new meter packs outside as the disconnects are currently in the basement and that smoke & carbon monoxide monitors would be needed. The plan shows 9 parking spaces (1 for the salon and 2 for each unit) and screening would be added to buffer the neighboring residential building. Acting Chairman Flynn asked if there was any public comment, seeing none, the board moved to completing the checklist. On a motion from Mike Waddell with a second from Dennis Arguin to grant conditional approval with the following conditions: 1) Need Book & Page of survey used referenced on the plan, 2) Add that the property is in the Commercial A zone, 3) Indicate the easement to Water & Sewer on the plan and 4) that approval be received from both the TRC & Code Enforcement, all members voted in favor.

Code Enforcement Update –

- 1) Code Enforcement Officer Scarinza introduced Ram, Tamiko & Sumni Montonaro to the board. They have purchased the building at 64 Main Street which is in the Commercial A zone and that previously housed Salon 64 on the main floor with the remainder of the building being used as residential space. The previous owners have capped off the plumbing that was used in the salon. Ram is an Italian & Spanish teacher as well as a minister and would like to use the building as their residence and a sanctuary & cultural center (The Montonaro Blessed Family & Cultural Center). They would like to use the large open space on the main floor to hold Sunday sermons, teach Italian & Spanish in the

evenings and have social and/or political discussions as well. Parking would be on Main Street. They have submitted a sign permit to change the existing sign for the Salon from a 40 x 30 to 36 x 30. He has spoken to Mr. Gilbert from DOT who has indicated that the sign as proposed. The primary use will be residential (Approx 95% Residential & 5% Commercial). CO Scarinza explained that the Montonaro's have applied for a home occupation. Mike Waddell felt the project needed Site Plan Review however, Wayne felt that none of the proposed changes would trigger Site Plan Review to which the majority of the board agreed. The board felt the Code Officer should proceed with handling this as a home occupation and to set parameters in that process and if those parameters are exceeded, then the project would need Site Plan Review.

- 2) Berlin City Honda is finally starting the renovation project which was approved by Site Plan Review 2 years ago.
- 3) Walmart is proposing some interior changes.
- 4) Robert Chapman is looking for a tenant for the old warehouse building (old Coke plant). They have added an office building to the North side of the building. He is considering adding other office space to the building which he has someone looking at.

New Business – Burke York is working on a Minor Lot Line Adjustment between land owned by Gorham Land Company which was previously the Peters estate and Toby Reichert. The Gorham Land Company lot has 6 pages of abutters and Burke is questioning if all of the abutters to the property, which is quite large, really need to be notified by certified mail. There is a provision in RSA 676:4 that does not require a public hearing on minor lot line adjustments unless they create a buildable lot and if the town's subdivision regulations do not specify it. As there is a conflict in the statute, Mike suggested sending the question off to NHMA.

Old Business –

- 1) The previously conditionally approved minor lot line adjustment between Lariviere needed fees to be paid, approval by Governor & Council and successful sale between the parties. The Governor & Council has approved the sale.
- 2) The board previously tabled a driveway permit application for Amos Barnes. The board wanted it to go through the TRC process but the secretary always sends them to all the department heads ahead of going to the board and those department head notes were available at the meeting.
- 3) John informed the board that the boards flood plain regulations currently allow building in the flood plain and that we have received an application for someone to build there to which he could not deny. He is recommending the board look at reviewing those regulations based on the issues we have had recently with flooding.

Public Comment – None

Next Meeting – The scheduled its next meeting for September 27, 2018 at 6:30 pm

Adjournment: On a motion from Abby Evankow with a second from Wayne Flynn, the board voted to adjourn at 8:43 pm.

Respectfully submitted,



Michelle M. Lutz

August 27, 2018