

Town of Gorham

Planning Board Minutes

September 27, 2018

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

Members Absent: None

Members Excused: Barney Valliere, Earl McGillicuddy, Brian Ruel and Dennis Arguin

Members of the Public: Michael & Donna Clark

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

Approve & Accept Minutes of August 22, 2018 & August 23, 2018 – On a motion from Wayne Flynn with a second from Michael Waddell, the board voted to pass over the minutes. All in favor. Mike asked the secretary to look at prior minutes as he believes there were a set of minutes that were not approved as they were missing information.

Case #07-2018 – Chapman/Carreau – Minor Lot Line Adjustment

Burke York presented plans to the board. The properties involved are the old GM Tire building previously owned by Munce and now owned by Robert Chapman and the abutting property owned by Francis & Gail Carreau. There are a row of trees that appear to separate the properties but the property line actually goes through the paved driveway of the Carreau property. As this has been the case for so long, there likely is some property rights established in favor of the Carreau's. Mr. Chapman wants to clear up the property lines hence the reason for the lot line adjustment. The board reviewed the plans and the board completed the checklist. On a motion from Mike Waddell with a second from Wayne Flynn, the board voted to approve the plan as presented.

Case #08-2018 – Regan/Clark – Minor Lot Line Adjustment

Burke presented plans to the board. The properties are located on Fieldstone Road. The Clarks recently purchased a piece of property and had it surveyed. During the survey, they found that the property line actually runs along the existing driveway meaning that the driveway on the Regan property is not 25' from the property line as both owners thought. Also the underground power to the Regan property is on the Clark property as well. The septic system on the Regan property is also very close to the property line. This adjustment would transfer ownership of a 25' strip of land from Clark to Regan and would clear up both issues and give a larger buffer between the septic system and the property line. The board reviewed the plans and completed the checklist. On a motion from Mike Waddell with a second from Wayne Flynn, the board voted to approve the plan as presented.

Code Enforcement Update –

- 1) The secretary informed the board that the Cote Site Plan Review that the board previously approved with conditions is working through some issues. The plan as presented would require sprinkler systems and the owner, State Fire Marshall, Fire Chief and Code Enforcement Officer are working through that process.

New Business – Paul Robitaille attended the TAC meeting. The Conway Bypass is still on the 10 year plan but currently funded at only \$1 to keep it on the plan. Route 2 from the Waterwheel Restaurant to the Intersection with Rt 16 is now off the 10 year plan. The retaining wall on the hairpin turn on Route 16 South just beyond Libby

Recreation Area is off the 10 year plan but is supposed to be put back on. Tara suggested looking into “Betterment Plan” money instead of the 10 year plan as it may be easier to get money to repair the wall that way.

Old Business –

- 1) Tara met with the board to discuss next steps in the Master Plan update process. She will prepare a press release and she will send flyers about the roundtable discussion to Denise to have her get them out to the local businesses. Mike will have Sue get drinks and light snacks for the meeting. On a motion from Mike with a second from Wayne, the board voted to allocate \$150 of the Planning Board budget for refreshments for the meeting. All members voted in favor.
- 2) The board asked Tara about adding AirBnb’s to any proposed zoning changes this year. Tara recommended waiting to see what the legislature does regarding these and suggested putting pressure on NHMA to bring this issue to the legislatures.

Public Comment – None

Next Meeting – The scheduled its next meeting for October 25, 2018 at 6:30 pm

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

Respectfully submitted,



Michelle M. Lutz
September 28, 2018

Approved October 25, 2018