

Town of Gorham
Planning Board Minutes
May 25, 2017

Members Present: Wayne Flynn (Chair), Reuben Rajala, Paul Robitaille, Patrick LeFebvre (Ex-Officio), Dan Buteau and Michael Waddell (Ex-Officio Alt)

Members Excused: None

Members Absent: Barney Valliere, Dennis Arguin, and Earl McGillicuddy

Members of the Public Present: John Scarinza, Burke York and Brian Ruel

Call to order: The meeting was called to order at 7:00 by Chairman Flynn

Minutes of March 30, 2017 & April 20, 2017 – As there were not enough members present who did not abstain, the minutes were passed over until the next meeting.

Minutes of May 11, 2017 - On a motion from Dan Buteau with a second from Patrick LeFebvre, the board voted to approve the minutes as presented.

Case #01-2017 – Lajoie Garden Center, LLC – Site Plan Review

Burke York presented plans to the board for an office addition to the existing 50 x 80 building. The applicant received Site Plan Approval last year for the main building and an office addition was discussed at that time but it was believed that would be a few years before it was completed. As things have changed, they need to build the office addition now. The lighting will be dark skies approved and there will be an area in the front of the building that will be paved for parking. There will not be any other changes to the previously approved Site Plan. The board completed the checklist. Patrick LeFebvre made a motion to approve the Site Plan Review without conditions which received a second from Reuben Rajala and Chairman Flynn called for a roll call vote: Dan Buteau – Y Reuben Rajala – Yes Patrick LeFebvre – Yes Paul Robitaille – Yes Wayne Flynn – Yes.

Code Enforcement –

- 1) Code Enforcement Officer Scarinza informed the board that he, Fire Chief Watkins and the State Electrical Inspector had visited the Top Notch Inn for an electrical inspection. Several of their rooms were revamped in preparation for the summer season and a new service for power on one side of the building had been installed. There were no issues with the electrical inspection.
- 2) The Town Office has again received a complaint regarding the Moose Brook Motel using the back of their lot as overflow parking for trucks and ATV trailers and that the neighbors had concerns as that part of the lot is accessed by a residential street. The owner came to the planning board last year and assured the board that they would not be using Evans Street for ATV's. John will check with the owners to be sure they are just parking trucks and trailers there and not accessing the ATV trail system from Evans Street.
- 3) The Town has also received complaints about a body shop on Lancaster Road. This is a property that CEO Scarinza has visited before and was assured that the only work being done there was on personal vehicles and friends vehicles but the complaints indicate that the property is operated and marketed as a business which is not allowed in that zone. The Police Department has received calls for service regarding that business. We will try to obtain those records and CEO Scarinza will stop in again.

- 4) CEO Scarinza has spoken to GoSolar which has been installing several solar systems in the area. There are two planned systems that will be ground mounted which will require a special exception which he informed them of.

New Business –

- 1) Driveway permit for 9 Candy Lane – The board reviewed the driveway permit application. The application was sent to the Department Heads and none of them had any comments or concerns. On a motion from Reuben Rajala with a second from Patrick LeFebvre, Chairman Flynn signed the application.

Old Business – None

Public Comment – None

Next Meeting – The board previously scheduled their next meeting for June 15, 2017 to meet with Tara Bamford @ 6:30

Adjournment: On a motion from Dan Buteau with a second from Patrick LeFebvre, the board adjourned at 7:38.

Respectfully submitted,



Michelle M. Lutz

May 26, 2017

Approved June 15, 2017