

Town of Gorham
Planning Board Minutes
March 24, 2016

Members Present: Wayne Flynn (Vice Chair), Dan Buteau, Reuben Rajala, Barney Valliere and Earl McGillicuddy (Alternate)

Members Excused: Dennis Arguin, Paul Robitaille and Patrick LeFebvre (Ex-Officio)

Members of the Public Present: John Scarinza (Code Enforcement Officer), Michael Waddell, Robin Frost (Town Manager) and Mr. & Mrs. Richard Moore

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

Election of Officers:

Chairman – On a motion from Dan Buteau with a second from Reuben Rajala, the board voted to elect Wayne Flynn as Chairman.

Vice Chairman - On a motion from Reuben Rajala with a second from Dan Buteau, the board voted to elect Barney Valliere as Vice Chairman

Secretary – On a motion from Barney Valliere with a second from Dan Buteau, the board voted to appoint Michelle Lutz as the board's secretary

Appointment of Alternates – On a motion from Wayne Flynn with a second from Barney Valliere, the board voted to appoint Michael Waddell as an alternate member for a period of 3 years.

The Chairman appointed Mike Waddell and Earl McGillicuddy to replace missing board members Dennis Arguin and Paul Robitaille.

Acceptance of Minutes of February 18, 2016 – Mike Waddell asked the secretary to review the recording of the meeting regarding Ray Street to be sure the minutes accurately reflected the conversation. Reuben Rajala pointed out that the word “not” is missing from Line 3 in the Verizon Wireless discussion. The secretary will review the recording and make the changes. On a motion from Barney Valliere with a second from Earl McGillicuddy, the board voted to accept the minutes as amended.

Work Session – The chairman informed the board that the work session with Tara Bamford would have to be rescheduled as Tara could not make it due to the weather.

Code Enforcement -

- 1) John informed the board that two people who live in Residential B had called to see if they could have chickens. After reviewing the zoning ordinance and the applicable State Statute the ordinance refers to, there appears to be a disconnect between the two. Chickens are allowed in most other zones by Special Exception with a limit of 6. Section 4.02B allows by Special Exception “Agriculture, as defined in Section 3.03 and other keeping of livestock”. The ordinance defines “livestock” as “not including fowl”. Section 3.03 refers to RSA 21:34-a where “livestock” is defined as including poultry. Neither definition limits the number a resident could have. It is clear there needs to be some guidance from the board as to what their intent was when this section of the ordinance was drafted. After discussion the board agreed that the intent was to allow residents in Residential B zones to have fowl by Special Exception and that during that process, the ZBA could limit the number allowed.
- 2) Mr. Richard Moore would like to open a shop in the building at 20 Glen Road (U3, L65). He refurbishes the furniture in his home in Berlin and would like to sell that furniture there as well as antiques, knick knacks, etc. No furniture will be refurbished at the shop. There is existing parking. Snow removal is currently handled by the building owner. Lighting is also existing. No change to the existing footprint. John wanted to know if the board would require a full Site Plan Review. The board agreed there was no need to require Site Plan Review.

Lot Merge applications

- 1) The board reviewed a Lot Merge application for Clermont & Gracienne Drouin for properties located at Tax Map U3, Lots 19, 37 & 37A. This would take the 3 parcels that currently make up the Paradise Park Mobile Home Park and make it all one parcel. The board had some concerns regarding merging all 3 parcels when one parcel has a house on it. Reviewing the tax maps showed that the house lot already had two other mobile homes on it as well. Mike Waddell made a motion to approve the lot merger as one lot for the purpose of creating one trailer park. The motion received a second from Reuben Rajala and all members voted in favor
- 2) The board reviewed a Lot Merge application for Ryan and Valerie Christopher for properties located at Tax Map U24, Lots 31 & 32. These lots are at 6 & 8 Proposed Valley Road. These lots no longer meet the zoning requirements and are grandfathered non-conforming lots. This merge would make them less non-conforming. On a motion from Mike Waddell with a second from Dan Buteau, all members voted in favor.

New Business - None

Old Business – At the board’s February meeting, there was discussion regarding the roads in Town and how the Board of Selectmen had begun to look at identifying the worst roads, engineering

them and then having them repaired. As long-range Capital Improvements plans fall under the Planning Board, Mike Waddell brought the members of the board who were not at the previous meeting up to speed. Town Manager Frost was there and the board asked some questions and all agreed that a joint meeting with the Board of Selectmen would be more beneficial. Reuben felt it would also be beneficial to have Public Works Director, Buddy Holmes and the Town Manager put together information for the board with input from Water & Sewer Department Superintendent, Dave Patry. Mike Waddell also asked if the board could get the latest road study sent to them. Robin will get it to them. Though this is not part of the Master Plan, the board would like input from Tara Bamford from North Country Council.

Next Meeting – The board has a meeting scheduled on March 31, 2016 and have added a meeting on April 5, 2016 with Tara Bamford to review the Shoreland Exemption and to begin discussion about updating the Master Plan.

Adjournment: On a motion from Barney Valliere with a second from Dan Buteau, the board voted to adjourn at 8:00.

Respectfully submitted,



Michelle M. Lutz
March 25, 2016

Approved March 31, 2016