

Town of Gorham
Planning Board Minutes
April 21, 2016

Members Present: Wayne Flynn (Chair), Reuben Rajala, Mike Waddell (Alt), Paul Robitaille, Dennis Arguin and Patrick LeFebvre (Ex-Officio)

Members Excused: Dan Buteau

Members Absent: Barney Valliere & Earl McGillicuddy

Members of the Public Present: John Scarinza (Code Enforcement Officer), Robin Frost (Town Manager), Burke York, Claude Pigeon, Brian Ruel, Alex Prince, Richard Prince, LouAnne Pelkey, Jim Pelkey, Jay Holmes

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

The Chairman appointed Mike Waddell to replace board member Dan Buteau.

Acceptance of Minutes of April 5, 2016 – On a motion from Mike Waddell with a second from Patrick LeFebvre, all members voted to accept the minutes as presented.

Case #02-2016 – Grone – Minor Subdivision

Burke York presented plans to the board. Stephen & Erica Grone own property at 33 Church Street (Map U4, L19). The lot is 22,000 sq feet. The Grone's plan to subdivide the lot into two lots of 11,306 sq ft and 11,307 sq feet. Both lots will have entrances on Wilson Street (1 currently exists). The existing building will be razed to allow for future buildings on both lots. Both lots will meet zoning requirements for acreage and frontage as required in Residential A zone. Chairman Flynn read the minutes of the TRC meeting which are attached and made part of the record. At this time, building plans are not available. A driveway permit will be required for the new Lot 19-1 and new Water & Sewer connection will also need to be installed on that lot. The Chairman asked if there was anyone in attendance who wished to speak and though there were several people in attendance, no one spoke either in favor or against the application. The board completed the checklist and Chairman Flynn called for a motion. On a motion from Mike Waddell with a second from Pat LeFebvre, all members of the board voted to approve the minor subdivision with the condition that the existing building be razed by August 31, 2016.

Case #03-2016 – Holmes – Site Plan Review

Burke York presented plans to the board for the property at 153 Main Street. Mr. Holmes is planning to build 20 x 30 single-story building for tourist accommodation. The proposed building and use are allowed in Commercial A zone and the lot meets zoning requirements. Chairman Flynn read the minutes of the TRC meeting which are attached and part of the record. During the TRC meeting, concerns were raised about underground fuel storage tanks on the lot. Burke informed the board that those tanks had previously been removed. Lighting is addressed on the plan and will meet zoning requirements as will any signage. Chairman Flynn read a letter received from Bob Dupont at 6 Church Street which is attached and made part of the record. Mr. Dupont would like to see an 8' fence along the rear of Mr. Holmes property along with foliage to act as a buffer. Currently there are concrete blocks along the rear property line which are about 2' tall. A 4' privacy fence will be installed on top of those blocks to make a buffer that is 6' tall and shrubbery and/or Japanese maple trees will be planted along the fence. Chairman Flynn asked if anyone from the public had any questions, seeing non the board completed the checklist and Chairman Flynn called for a motion. On a motion from Mike Waddell with a second from Pat LeFebvre, the board voted to approve the plan as presented.

Code Enforcement -

- 1) Code Enforcement Officer Scarinza explained to the board that resident on Evans Street who is an abutter to the Moose Brook Motel on Main Street called the Town Office as the motel was clearing all of the trees on the rear of the property for ATV parking. John stopped by to speak to the owner and explained that they would need to come speak with the board before anything else was done. The access to the new parking area will be on Evans Street which is a residential neighborhood. The motel is actually a grandfathered, non-conforming use as the Commercial Zone ends at the railroad tracks on Lancaster Road. The secretary will contact the owner to tell them when the next meeting is.

New Business – Claude Pigeon of Couture Construction Corp, representing Roger Lajoie who owns property at 509 Main Street (Map U11, Lot 2), presented a drawing of a pre-fabricated, steel building that Mr. Lajoie plans to build on the lot as a service center for Mr. Lajoie's company, Pro Quip. The building will be 50' x 80' built on a concrete slab and will be 26' at the peak to accommodate the booms on some of ProQuips equipment. There is an existing curb cut. Per Dave Patry at Water & Sewer, there are already stubs onsite for water and sewer connections. Based on Mr. Pigeon's review of the zoning ordinance, he did not believe that a Site Plan Review would be needed. Chairman Flynn informed him that Section 5.01 of the zoning ordinance requires site plan review for any project that is non-residential or is a change or expansion of use. Burke York will work on a site plan and will get it to the secretary for a May 19, 2016 hearing.

Old Business – None

Next Meeting – The board has a meeting scheduled on May 19, 2016.

Adjournment: On a motion from Mike Waddell with a second from Patrick LeFebvre, the board voted to adjourn at 7:50.

Respectfully submitted,



Michelle M. Lutz
April 22, 2016

Approved May 19, 2016

**Technical Review Committee Report
Stephen and Erica Grone
33 Church Street
Tax Map U4, Parcel 19
April 12, 2016**

The Technical Review Committee met on April 12, 2016 at 9:00 am in the 1st floor meeting room of the Gorham Town Hall to review the site plan proposal for the Grone property at the corner of Wilson and Church Streets. Committee members present were: PWD Austin Holmes; Chief PJ Cyr, Gorham PD; CEO John Scarinza; W&S Superintendent Dave Patry; EMSD Chad Miller.

Burke York, LLS presented the plan, which shows the lot being subdivided and duplex housing being placed on each of the resulting lots. An existing building on the lot will be removed. Supt. Patry said that there will have to be a new water & sewer connection for the second lot, which fronts on Wilson Street. The other lot has an existing connection. A new driveway will be built on the second lot as well.

It was noted by CEO Scarinza that if these properties are used for short-term rental, they may have to be sprinkled, which will be determined in the building permit process.

There were no further comments or concerns with this project.

Approved May 19, 2016

Technical Review Committee Report

Jay Holmes

153 Main Street

Tax Map U6, Parcel 1

April 12, 2016

The Technical Review Committee met on April 12, 2016 at 9:00 am in the 1st floor meeting room of the Gorham Town Hall to review the site plan proposal for the Holmes property at 153 Main Street, the current site of Jay's Quik Lube. Committee members present were: PWD Austin Holmes; Chief PJ Cyr, Gorham PD; CEO John Scarinza; W&S Superintendent Dave Patry; EMSD Chad Miller.

Burke York, LLS presented the plan, which shows a new structure to be placed on the westerly side of the property to be used as tourist accommodations. The structure would co-exist on the property with the Quik Lube and would share the same entrance from the road. It would be a single story structure set upon a slab, or a full frost wall, which will be elevated to keep out of the flood plain.

It was noted by CEO Scarinza that a sprinkler system may need to be installed and would be determined in the building permit process.

Supt. Patry said that there will have to be a new meter pit installed and inspected by the Water & Sewer Department.

There was a question as to whether there are any buried fuel tanks on the property. Mr. York did not know, but would find out and note them on the plan, if necessary.

There were no further comments or concerns with this project.

Approved May 19, 2016