

Town of Gorham
Planning Board Minutes
May 19, 2016

Members Present: Wayne Flynn (Chair), Mike Waddell (Alt), Paul Robitaille, Dennis Arguin, Dan Buteau, Barney Valliere and Patrick LeFebvre (Ex-Officio)

Members Excused: Reuben Rajala and Earl McGillicuddy

Members of the Public Present: John Scarinza (Code Enforcement Officer), Robin Frost (Town Manager), Burke York, Claude Pigeon, Brian Ruel, Scott Burnside, Rick DesFosses and Claudette & Ronald Landry

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

The Chairman appointed Mike Waddell to replace board member Reuben Rajala

Acceptance of Minutes of April 21, 2016 – On a motion from Patrick LeFebvre with a second from Michael Waddell, all members voted to accept the minutes as presented.

Case #04-2016 – Lajoie Garden Center, Inc (U11, L 2) (509 Main Street)– Site Plan Review
Burke York presented plans to the board. The board preliminarily reviewed the plan at their April 21, 2016 meeting. The applicant is planning to build a 50' x 80' prefabricated metal building on the lot for the equipment owned by Mr. Lajoie's business (ProQuip). He expects to have possibly 3 employees. There is currently water & sewer stubbed onsite. There is already an existing driveway. The lot was previously leveled so no real excavation will be required. The building will have 3 LED lights on the building which will be Dark Skies compliant which is noted on the plan. There is an existing sign pole on the property though it is not expected to be used at this time. A sign may be installed on the building and the applicant knows they will need to apply for a sign permit. Paul questioned if there was going to be any additional expansion of the ProQuip operations in the future. Paul reminded the applicant that if that were to happen, a new site plan review would need to come before the board for approval. There is an 832 sq ft storage building on the abutting property (U11, L4) which may be moved to the rear of this lot. The board reviewed the minutes of the Technical Review Committee which are attached. The chairman asked if there was anyone from the public who had any questions. Seeing none, the board completed the checklist. Burke informed the board that the property is within 250' of the river and falls under the Shoreland Protection boundary. The building is right at the 250' mark so the building would not be a concern. However, the trench for the Water & Sewer would be within that 250' boundary. The board was not concerned with that. Mike Waddell made a

motion to approve the Site Plan Review without conditions. The motion received a second from Dennis and the chairman called for a roll call vote.

Barney – yes Dan – yes Pat – yes Dennis – yes Paul – yes
Mike – yes Wayne – yes.

Code Enforcement -

- 1) CE Officer Scarinza explained to the board that the abutters near the Moose Brook Motel had called the Town Office with concerns regarding the work being performed there as they believed the owners were clearing the back lot to create a new parking area and they were concerned about that area being used to park ATV's. The owners have applied for a permit to replace a retaining wall, some steps, repave the existing driveway and to clear some brush from the back lot. Rick DesFosses who owns the property explained that there was no intention to create a parking lot at the rear of the lot. They needed to repair the existing retaining wall and the steps from the hotel to the lower back lot and they decided to clear out some brush. They have used that area for years to store their own ATV/snowmachine trailer and have allowed a couple other people to store theirs there as well but that there is no intention to do anything different than what has been done there for the last 30 years. The abutters (Landry) were in attendance and were reassured by Mr. DesFosses that the use of the property would not be changing.

New Business –

- 1) Scott Burnside is planning to rent a portion of the building at 590 Main Street known as Scorched Earth for a refurbished/second hand store. He will have some furniture that he refinishes though he will not be refinishing the furniture on the lot. There will not be any changes to the existing building or lighting. They have not decided yet if they will just reface the existing Scorched Earth sign or if they will install a new sign on the post. He understands that if he adds a sign, he will need to apply for a permit. There may be some items displayed outside but only during business hours. The board did not feel that there was anything about this project that would require Site Plan Review and Mr. Burnside was given approval to proceed.
- 2) Burke York asked the board if they had time to look at a minor lot line adjustment between 10 & 14 Lary Street. There is a small triangular piece of property that is separated from the 14 Lary Street property by an easement for access to the property owned by Jean Roy Heirs that will become part of 10 Lary Street. Both lots will retain minimum required acreage. The board reviewed the plan and scheduled a public hearing for June 16, 2016.

Old Business –

- 1) Mike questioned if Burke knew anything about the issue that has arisen on Evans Street. Though the survey of the property was done by York Land Services, it was not done by Burke. However, he was somewhat familiar with the plan. The plan shows streets which were all primarily built except for 100' of Evans Street. The owner of the land at the end of what was supposed to be Evans Street has approached the Town looking for access from the end of Evans Street. As the pavement ends approximately 100' from his property line, the question has arisen as to who actually owns the property. The Town's attorney has asked for deeds for the abutting properties which the Assessing Clerk has been researching and obtaining from the Registry of Deeds. As soon as the attorneys have all the deeds they will review it and make a recommendation to the Town on how to proceed.
- 2) The board questioned when they will be meeting with Tara Bamford again. Tara is working on the Shoreland Exemption and will get information to the Town Manager. After that is done, she will contact the secretary and schedule a meeting with the board. The board was also informed that Tara will no longer be working at North Country Council after June 30, 2016. The board questioned where that leaves them as Tara was going to work with the board to update the Master Plan. Tara is going to be starting her own business and the board would like to get a proposal from her to update the master plan as they do not have a contract with North Country Council at this point.

Next Meeting – The board has a meeting scheduled on June 16, 2016.

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

Respectfully submitted,



Michelle M. Lutz

May 20, 2016

Approve

as Amended June 16, 2016

**Technical Review Committee Report
Pro-Quip/Roger LaJoie
509 Main Street
Tax Map U11, Parcel 2
May 10, 2016**

The Technical Review Committee met on May 10, 2016 at 9:00 am in the 2nd floor conference room of the Gorham Town Hall to review the site plan proposal for the LaJoie property at 509 Main Street. Committee members present were: PWD Austin Holmes; Chief PJ Cyr, Gorham PD; Fire Chief Rick Eichler; CEO John Scarinza; W&S Superintendent Dave Patry; EMSD Chad Miller, Shawn Costine.

Brian Ruel from Pro-Quip was present as well. Burke York, LLS presented the plan, which shows a 50 x 80 pre-engineered steel building being placed on the property. An existing 2-car garage on the lot will be moved to the back of the lot. The curb cuts for driveways are already established as are water and sewer connections. There will be 3 LED downward facing lights, which will comply with the Town dark sky ordinance.

Chief Eichler stated that the building would have to be approved by the Fire Marshal's office before being placed on the property. As long as the building is approved, there is no need for a further fire protection installation.

Traffic flow should not be an issue since it will mostly be just a mechanic and few other employees.

Supt. Patry asked about a roadside sign. There will probably only be a sign on the building. Supt. Patry said that nothing can be placed in the utility easement and that should be noted on the plan. He also said they will need a testable backflow device RPZ for the water connection. Sewer should be fine. Supt. Patry also noted that the water and sewer installations will have to be inspected by the Water & Sewer Department before covering it over.

It was decided that Shoreland Protection would not be an issue since the building will fall outside the 250' zone. It was noted that the property is not entirely out of that zone, however.

There were no further comments or concerns with this project.