

**Gorham Planning Board  
Meeting Minutes September 22, 2016**

Chairman Wayne Flynn, called the meeting to order at 7:00 pm.

**Roll Call:**

Present: Wayne Flynn, Paul Robitaille, Patrick Lefebvre, Mike Waddell, Reuben Rajala, Earl McGillicuddy and John Scarinza

Others Present: Tara Bamford, North Country Council and Robert Cote, Gorham Landowner.

Excused: Barney Vailliere, Dan Buteau and Dennis Arguin

The Chair then appointed Alternates Earl McGillicuddy and Mike Waddell as voting members for the meeting.

**Meeting Minutes:** On a motion by Mike Waddell and a second by Paul Robitaille, the minutes of the meeting held on August 25, 2016 were approved as written. All were in favor.

**New Business:** Robert Cote, owner of land situate off of Cascade Hill, with John Gleason as the abutter to the North and Mike Guay the abutter to the South, had questions for the board. He stated that he has owned the land for 10 years and that it is not in current use.

He asked if he puts the land in current use and sells it a couple of years later, what will happen? Mike Waddell responded that if it is put in Current Use, developed or you sell it, when it comes out, there will be a penalty and back taxes are due.

Mr. Cote then said the property is zoned Timber & Agricultural and that he logged it last year and made a little money and also opened up some nice views. He asked if he wants to build a house, does it have to be zoned as Residential? Wayne Flynn responded that he would need a minimum of five acres for the dwelling without re-zoning. To change the zone, it would have to be petitioned on the general ballot next March and it would be up to the voters to decide. Mr. Cote could also sub-divide a lot with five acres for a house lot by applying to the ZBA for a Special Exception to build a house in Timber & Agricultural.

Mr. Cote stated that he needs a driveway permit and that the driveway will require an ATV-style bridge. Mike Waddell responded that he will end up dealing with DES and the Conservation Commission would have the opportunity to comment.

Wayne Flynn then commented that he would need 200' of frontage on a town road. Mr. Cote responded that he won't have it.

The board then discussed the prohibitive costs of developing and building a road.

Mike Waddell then commented that the Board of Selectmen has the authority to grant a waiver and that Mr. Cote may have a road on his deed that is a bonafide road. Who knows? In short, your attorney will have to struggle with whether a bonafide road is laid out, and if so, you will need to meet the frontage requirement on a town road. The Planning Board has solved similar situations in the past for a single home.

Mr. Cote then asked how lengthy the ZBA process is? Wayne Flynn instructed him to fill out an application next week. He explained that they meet as needed and that if there are three members present, they all have to vote in favor. If there are five, then three have to vote in favor. The hearing needs to be published, abutters need to be notified and a fee paid. The access issue needs to be solved prior to the ZBA application for a single home and driveway.

**MASTER PLAN - October 29th Public Hearing**

Wayne Flynn stated that he can't be there, but is trying to work something out and will let Tara know. Tara Bamford stated that the board needs to post the hearing on the Town's website, email the poster, do a press release and send two letters to the editor. She thought Courtney from NH Listens would be at this meeting. Comments from the Public Hearing will be used to review and formulate the Vision Statement. There will be another public hearing for a Recreation Trails group facilitated by NH Listens. That meeting has been referenced on the poster.

Tara distributed a draft of the poster for the public hearing. It was agreed that the poster is good. Mike Waddell will take a photo of Exchange Street to match the angle of the old photo and Tara will add a date caption.

Michelle will be asked to contact Cindy Marcou at Northern Human Services to deliver the posters. Pat LeFebvre said they should be distributed in two waves.

Tara Bamford will contact Denise Vallee to post on the website. Wayne Flynn and Michelle Lutz will do emails.

The statutory requirement for a Master Plan will be included in the press release.

Wayne Flynn and Mike Waddell will write letters to the Editor.

Tara Bamford distributed a draft of the Press Release she prepared.

Format for Public Hearing: The top five things folks like about Gorham will be determined and then each will be discussed for 10 to 15 minutes. These comments will be used to decide if a survey needs to be done or another meeting needs to be held to discuss a topic further.

Mike Waddell asked for a list of the Top 10 Taxpayers and the Top 10 Employers. He felt these items should be included in the press release to prompt discussion.

Paul Robitaille asked how people were employed 10 years ago vs. today and their median income then and now.

Tara Bamford commented that the residents should not be influenced with statistics. These items should be contained in the Letters to the Editor.

Reuben Rajala stated there are many problem areas: subdivisions, business proposals, not allowing private roads, flood prevention and stabilization.

Tara Bamford stated that these are important issues but we are concerned right now with giving direction to the Vision Statement.

Mike Waddell stated that all people on Town/School committees and boards and employees should be contacted. Requests should be made to be on the Agenda of each board. Barney Vailliere can mention it to the Cooperative School District Board. Mike Waddell will take care of the Conservation, Budget and Forest Committees. Paul Robitaille will bring it before the Library Trustees. Wayne Flynn will mention it to the ZBA and Water & Sewer Commission.

An E-Alert will be done on the Town website.

Wayne Flynn will supply a comment to be used as a quote for the press release.

Michelle Lutz will be asked to handle ordering donuts and coffee and purchasing plates and napkins.

Mike Waddell stated that he would be available that morning if things need to be picked up.

The NH Listens meeting is on Wednesday, November 16<sup>th</sup> from 5:30 to 8:00 pm. All Planning Board members should attend.

Tara Bamford will not attend the October 20, 2016 meeting. Tara will send a checklist of tasks by email.

**Code Enforcement Update:**

**2 Glen Road:** The yard has been cleaned up and the grass has been cut.

John Scarinza and Jay Watkins will meet to review the Blighted Housing Ordinance adopted by Berlin. They will consider adopting the 2015 International Property Maintenance Code. Garbage would be cleaned up by Town and then the owner would be invoiced. A lien can also be placed on the property for associated clean-up costs. The Town Code needs to be checked to see if a Clean-Up Ordinance already exists.

**Driveway Permit Application for Steve Grone:** The EMS Director and Fire Chief gave their okay. Joe Ramsey asked that the asphalt and curbing to close off the old driveway sidewalk be replaced. Jeff Tennis approved the application for Water & Sewer and stated that the new driveway is further away from the fire hydrant making access for maintenance easier. Steve Grone wants the width to be two vehicles wide, 20'. Mike Waddell suggested that Steve Grone show the proposed driveway on the original drawing for the subdivision plan that the Planning Board approved. The plan for U4, L-19 needs to include both lots with one driveway on it.

**Old Business:** Mike Waddell will ask Michelle Lutz to scan the Development in the Law – Accessory Dwelling Units, Agritourism and Signs NHMA booklet so that it can be emailed to board members.

**Adjournment:** The meeting was adjourned at 8:30 pm.

**Next Meeting:** Thursday, October 20, 2016 at 7:00 pm.

Respectfully submitted,

Denise Vallee  
September 26, 2016

Approved October 20, 2016