

**Town of Gorham  
Planning Board Minutes  
October 20, 2016**

**Members Present:** Wayne Flynn (Chair), Mike Waddell (Alt), Paul Robitaille, Dennis Arguin, Earl McGillicuddy and Terry Oliver (Alt Ex-Officio)

**Members Excused:** Patrick LeFebvre (Ex Officio)

**Members Absent:** Reuben Rajala, Barney Valliere and Dan Buteau

**Members of the Public Present:** John Scarinza (Code Enforcement Officer), Jason & Kara Hunter, Burke York and Glen Mills

**Call to order:** The meeting was called to order at 7:02 by Chairman Flynn

The Chairman appointed Mike Waddell and Earl McGillicuddy as full voting members to replace absent board members.

**Acceptance of Minutes of September 22, 2016** – On a motion from Mike With a second from Dan, all members voted to approve the minutes as presented.

**Work Session –**

The board reviewed the checklist from Tara Bamford of North Country Council pertaining to the Master Plan Charrette being held on October 29<sup>th</sup>. Wayne will not be able to be present that day. The secretary has forwarded the Press Release to the Berlin Daily Sun for print either on Saturday, October 22, 2016 or Tuesday, October 25, 2016. Mike asked that the Press Release be forwarded to the board members. Both Wayne and Mike will send Letters to the Editor for print prior to the charrette. All board members that can be present are asked to try to be at the Town Hall at 9:00. The secretary will order coffee and donuts.

**Code Enforcement -**

**New Business –**

- 1) Burke York presented plans for Jason & Kara Hunter who have signed a Purchase & Sales Agreement with the Girl Scouts of Swift Water Council to purchase the property at 34 Jimtown Road. They have applied for a building permit to convert the camp into tourist accommodations. The permit was denied as the property is in Residential A zone which does not allow Tourist Accommodations. They will be seeking a variance.

The existing main house (Lodge) has a 2 bedroom apartment upstairs and 4 bunk rooms downstairs. The attached Barn also has a loft with living space. There is a small building that was originally planned to be a field kitchen that is now used for storage. There is a pavilion with 2 garage bays and a restroom with showers. Their plan is to rebuild the Lodge into an apartment for them to occupy upstairs and convert the downstairs into 5 bedrooms with a common area. The Hunters plan to move into the Barn temporarily while the Lodge is being renovated. There are currently 10 camp sites with fire rings that have become quite overgrown. They plan to revitalize those and install yurts or canvas tents to cater to the non-motorized clientele. There will not be any sites for campers to bring their own RV or tents. They are looking to keep it more of a rustic campground. No new roads are planned. When fully occupied the occupancy will be approximately 10 people in the Lodge and 6 people in the Barn. This structure will be the only structure that will be open year round. There are two State Approved septic systems that were inspected in December 2015 and August 2016. There is a fire hydrant on the lot. The existing pavilion may be used for small family gatherings (50-60 people). Depending on the amount of people that could be in the Lodge/Barn when fully occupied, it may require a fire suppression system. The Hunters were advised to talk to the Fire Chief and Code Enforcement Officer. The only proposed lighting is to have solar lights on the pathways to the camp sites and a light on the sign. All will be dark skies compliant. Wayne asked that if it is determined that the main building needs to have a sprinkler system that it be noted on the plan. Paul also asked if they identified any wetlands that those be added to the plan as well. If the Hunter's gain approval from the ZBA they could be on the board's next agenda which will be November 17, 2016.

- 2) Glen Mills, who works for 186 Communications out of Nashua, explained that his company is considering installing a 10 x 16 pre-fab concrete building to house an unmanned fiber optic cable regeneration facility on property located at 95 Lancaster Road. It was recommended he come to the board under new business as under RSA 674:30, the board has the authority to waive Site Plan Review for these types of projects. Mike questioned if there would be an exterior backup generator which there will be. Mr. Mills was cautioned that there was a Supreme Court decision regarding that property that he should probably research before purchasing the property.

#### **Old Business –**

- 1) Grone Driveway Permit – Per the board's request, Steve Grone submitted an updated plan showing the driveway location for the newly subdivided lots on Wilson Street. On a motion from Mike Waddell with a second from Terry Oliver, all members voted in favor with the exception of Paul Robitaille who voted against.

- 2) AirBnB/VRBO – The secretary informed the board that another property has showed up on the AirBnB site. Jeff Schall has his garage with loft listed on the site for rent. That now makes at least two properties in the Stony Brook subdivision. There are also properties listed in Cascade Flats and Cascade Hill. This is something the board has been discussing how to handle since they came to the boards attention this summer as these fall into the definition of a tourist accommodation. The board asked the secretary to contact Tara Bamford of North Country Council to see if she has any towns who are addressing these in their ordinances and if so to obtain any literature she may have.

**Next Meeting** – The board scheduled meetings for November 17, 2016 for Site Plan Review for Jason & Kara Hunter/GSSWC

**Adjournment:** On a motion from Earl McGillicuddy with a second from Terry Oliver, the board voted to adjourn at 8:45.

Respectfully submitted,



Michelle M. Lutz  
October 21, 2016

Approved November 17, 2016