

**Town of Gorham**  
**Planning Board Minutes**  
**March 26, 2015**

**Members Present:** Mike Guay (Chairman), Mike Waddell, Wayne Flynn and Reuben Rajala

**Members Excused:** Barney Valliere, Dan Buteau, Jeff Schall, Paul Robitaille and Earl McGillicuddy

**Members of the Public Present:** Jerry Haman, Burke York, Normand Labonville, Guy Gosselin, Tom Maniscalco, Attorney Peter Malia

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

**Elections:** On a motion from Wayne to elect Mike Guay as Chairman, Mike Waddell as Vice Chair and Barney Valliere as Secretary with a second from Reuben, all members voted in favor.

**Acceptance of Minutes of February 5, 2015** – On a motion from Wayne Flynn with a second from Mike Waddell, all members voted to accept the minutes as presented.

**Case #01-2015 – Labonville – Minor Lot Line Adjustment - Continuation**

This case was continued from the February 5, 2015 meeting. Burke York presented updated plans based on the boards previous recommendations that would increase the setback around the stitching plan to meet the required minimum setbacks. It also shows that Mobile Home #20 will be moved 5' so that it is all on the mobile home park lot. It will not meet the setback requirement but it no longer straddles the line between the mobile home park and Labonville Inc property. At this time, the lot line between U11, L7 and the mobile home park will remain the same. The mobile home at Lot #1 will be moved to #11 and after Anna Labonville passes, they will tackle that lot line adjustment at that time. The newly configured lot #5A will not meet the 1 acre requirement but the building will now meet all setback requirements. Attorney Malia explained that the current plan is what was mediated by the court with the addition of the setback around the stitching plant corrected and moving MH #20. Wayne felt that even though MH #20 would become more conforming, it still did not meet setback requirements and therefore also needed a variance. Normand explained that the mobile home is 40 years old and will be difficult to move and that the hookups for the home are also an issue and limit how far the MH can be moved. Tom Maniscalco attempted to bring a pending case in Superior Court that he has against Labonville Trailer Park into the discussion. However, the pending case has no bearing on the case the board is currently dealing with. Mike Waddell made a motion to approve the lot line adjustment with the condition that the newly configured lot U11, L5A be approved for a variance from the Zoning Board of Adjustment as an undersized lot. The motion received a second from Reuben. All members voted in favor with the exception of Wayne who opposed due to MH #20 not meeting setback requirements. The applicant was informed that they would need to return to the Planning Board for a Final Approval if they received a Variance from the Zoning Board.

**Code Enforcement** – There was nothing new from the Code Enforcement Officer.

## **New Business**

### **Driveway Permits**

**Drouin** - The board reviewed a driveway permit for Clermont Drouin for one lot in the new Paradise Park MH Park. One of the MH's will have a driveway directly onto Libby Street and will become 21 Libby Street. The Public Works Director has looked at the permit and has no concerns with it. On a motion from Mike Waddell with a second from Wayne Flynn, all members voted to approve the application and the chairman signed the permit.

**Coffey** – the board reviewed a driveway permit for John Coffey at 9 Gorham Heights. The Public Works Director visited the site and has no concerns with the placement. On a motion from Wayne Flynn with a second from Mike Waddell, all members voted to approve the application and the chairman signed the permit.

### **Lot Merge Applications**

**Martineau** – The board reviewed a lot merge application for Raymond & Elaine Martineau for properties at 33 & 35 Gorham Heights. On a motion from Mike Waddell with a second from Reuben Rajala, the board voted to approve the lot merge and the chairman signed the application.

**Bernier** – The board reviewed a lot merge application for Timothy & Allison Bernier for properties at 40 & 46-48 Mill Street. On a motion from Mike Waddell with a second from Wayne Flynn, the board voted to approve the lot merge and the chairman signed the application.

### **Appointment of Alternates**

On a motion from Mike Waddell with a second from Wayne Flynn, the board voted to appoint Paul Robitaille as an alternate member of the board for a period of 2 years.

On a motion from Mike Waddell with a second from Wayne Flynn, the board voted to appoint Earl McGillicuddy as an alternate member of the board for a period of 3 years.

### **B&B/Hostel – Guy Gosselin – 1 Washington Street**

Guy Gosselin explained that he was looking for preliminary support from the board to turn his home into a B&B/Hostel. He has a potential buyer for the property who would like to change the use of the building into something more suitable for its size. He understands that he will also need to apply for a variance as B&B's and Hostels are not allowed in Residential A Zone. Gerry Haman explained that historically this property has been used commercially. The property has been used as a place of therapy and a shop since 1994 and was originally an inn. There will be some interior improvements but the footprint of the building will stay the same. Mike Waddell suggested that the zoning board could grant a variance on the conditions that the plan received site plan approval from the Planning Board as well as the sale to the potential buyer is completed. The board indicated that they would work with him if he received a Variance from the ZBA.

**Old Business –**

Reuben Rajala wanted to discuss the denial form the lot merge application from Dan Vashaw. He questioned why Mr. Vashaw had not received a written denial from the board. It was explained that there is no actual case so there wouldn't be a formal denial. He questioned if Mr. Vashaw knew of his options. The secretary explained that she had explained Mr. Vashaw's options when she informed him of the denial. Discussion ensued and it was decided that the secretary would send Mr. Vashaw the minutes of the meeting in which his application was denied along with a letter explaining his options.

The board discussed Tara Bamford and what her schedule will be with the board. The Chairman will talk to the Town Manager regarding getting a contract signed with Tara.

**Public Comment:** None

**Next Meeting:** The next meeting is scheduled for April 30, 2015.

**Adjournment:** On a motion from Wayne Flynn with a second from Reuben Rajala, the board voted to adjourn at 8:30 pm.

Respectfully submitted,



Michelle M. Lutz

Approved May 14, 2015