

**Town of Gorham
Planning Board Minutes
June 18, 2015**

Members Present: Mike Guay (Chairman), Mike Waddell, Wayne Flynn, Reuben Rajala, Jeff Schall, Dan Buteau and Paul Robitaille (Alt)

Members Excused: Barney Valliere and Earl McGillicuddy

Members of the Public Present: Burke York, and Dan Bouchard

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

Appointment of Alternates – Chairman Guay appointed Paul Robitaille to replace Barney Valliere as a full voting member.

Acceptance of Minutes of May 14, 2015 – On a motion from Wayne Flynn with a second from Mike Waddell, all members voted to accept the minutes as presented.

Case #03-2015 – Gosselin – Variance - Continuation

The board reviewed a letter of withdrawal for this case received from the applicants. The potential buyers who intended to operate the hostel have been unable to continue with the project. Therefore, the applicant requests that the board remove the Site Plan Review from the board's agenda. On a motion from Mike Waddell with a second from Wayne Flynn, to remove Case #03-2015 from its agenda and take no further action on this case all members voted in favor.

Case #07-2015 – Car Sum NH FGOR, LLC - Site Plan Review

Don Bouchard of Horizons Engineering presented plans to add a new 1800 sq ft Honda service garage. Building lights will be dark sky compliant. There will be a new entry at the front of the building. Drainage will not be changing. Storm water will continue to be collected at a catch basin at the rear of the property. The new addition will meet snow load of 100 lbs per sq ft. Sprinkler system design is not yet ready but they would like conditional approval for this. The floor drain in the building will be pumped to the back of the building into the oil/water separator. The addition meets building setbacks and leaves enough room for traffic (28.3' from property lines). Mike guay questioned if the blank area on the plan could be marked no parking. John Scarinza questioned the proposed signage. Mr. Bouchard stated they would come in with a new sign package as they already exceed those allowed. Mike Guay questioned where the door is between the buildings as he was concerned with how far between the service platform exit and the sprinkler tie in is. The door it not listed on Sheet 3 but it shown on the Sprinkler sheet. The sprinkler is 3' beyond the door. Dan Buteau noted that Sheet ST101A shows the Honda sign to be like the Toyota sign and suggested another condition be that the sign meet sign ordinance. John stated that there have been several different plans for this property showing various fire lanes but those are never painted and he has seen cars actually parked on the fire land and suggested that a

condition be placed on the plan that the Fire Lane be painted around the whole building. The board completed the checklist. Mike Waddell made a motion to accept the plan with the following conditions: 1) Fire Lane be delineated around the whole building, 2) Sign permit be approved by the Code Enforcement Officer, 3) Lighting be dark skies compliant, 4) Sprinkler plan be approved by the Fire Chief, 5) Floor drain be identified on the plan and 6) the white box area on Sheet 3 be included in the fire lane and marked no parking. The motion received a second from Wayne Flynn and all members voted in favor. Mike Waddell made a motion to authorize Chairman Guay to sign the mylar once it is updated. The motion received a second from Paul Robitaille and all members voted in favor.

Code Enforcement – CEO Scarinza updated the board on the following:

- 1) As per discussion regarding variance expirations, John found that per RSA 674:33 1-A, variances now have time limits of 2 years instead of being limitless.
- 2) Home Occupations
 - a) An application was received for 42 Promenade Street for a cosmetology salon. Letters to abutters were mailed and no complaints were received. He will be issuing a Home Occupation Permit next week.
 - b) An application has been received from Normand Labonville for property located at 496 Main Street for a small engine repair shop. He has made a site visit and letters have been sent to the abutters.
- 3) Steel Elements has set up shop in the old Currier Building making light prefab structures. This is lighter construction than their previous location and they are using both sides of the trucking garage.

The board asked that he look into the following

- 1) The lights at Lydia's Salon being blinding to traffic
- 2) A possible body shop on Lancaster Road without Site Plan Review
- 3) Wild Things (stitching) has moved into the old Fastenal building without Site Plan Review

New Business

Burke York came to the board to discuss the Steel Elements at the Currier building. Steel elements has leased a portion of the building for their light manufacturing. There is minimal outside storage. This is a short term project without any signs and no changes to the property. Hours will be 6:30 – 2:30 Monday – Friday and the occasional Saturday. Mike Guay felt this didn't need a Site Plan review as 99% of the work is inside the building with no commercial floor space and it is short term. CEO Scarinza cautioned about mission creep. Today may be light manufacturing but in the past what they have produced was much heavier. He felt they needed to nail down some parameters for the project. The board agreed to add this to the next agenda and would like to see a letter from the owner stating what the project will be as well as building permits for any work that has been done to the property.

Reuben Rajala talked to the board about a project that the Gorham Historical Society is trying to accomplish. They are proposing installing a Pony Truss Bridge that was originally located on the Rail Trail which was burned by arson several years ago. The bridge has some historical value as it is 1 of only 3 left in the world and was dismantled, shipped to Cleveland, OH and restored. At that time, the Covered Bridge Society of America looked for a location to display the restored bridge. The Historical Society would like to install the bridge on

the property they lease from the St. Lawrence & Atlantic Railroad. The railroad officials have reviewed the site and are now asking for a fence along the property for approximately 600'. They have not yet given permission for the project. Nothing will happen until permission is granted by the railroad.

Old Business –

- 1) The board discussed what projects they would like to have Tara Bamford do this year. However she is backed up and will not be able to develop a contract until July. Mike Waddell will act as the liaison between her and the board. The secretary will look at the prior minutes to see what items the board originally wanted her to look into that have not been completed yet.
- 2) **Labonville - Minor Lot Line Adjustment**
At the boards previous meeting, Normand Labonville had questioned the validity of the plan that was presented for this project. There was question as to whether the property lines were as drawn on the plan. One of the board's conditions of the approval was that MH #20, which sits across property lines, be moved to be within the property boundaries of the mobile home park. He questioned if the mobile home was actually across the line and if the board could release that condition. The board recommended he return to the surveyor and have them verify the boundary lines. Burke York addressed the board to explain that he had verified all the boundary lines at the same time that they set the new boundary pins for the newly formed lot U11, L5A. He also walked the boundary lines with Mr. Labonville. He also said that MH #20 is across the boundary lines and was identified as such on a plan dated 1999 that the board approved. He asked if the board would reconsider removing the condition that this mobile home be moved and possibly set a condition that any new mobile home placed on that lot meet setback requirements. There are sheds attached to it as well as a deck and the mobile home is quite old and not in good shape. Moving it would most likely destroy it. As this has been a pretentious case, the board would like a letter from the Attorneys representing both parties and both property owners asking the board to relieve that one condition. See Case #01-*2015

Public Comment: None

Next Meeting: The next meeting is scheduled for July 9, 2015.

Adjournment: On a motion from Paul Robitaille with a second from Wayne Flynn, the board voted to adjourn at 8:45 pm.

Respectfully submitted,



Michelle M. Lutz
June 23, 2015