

Town of Gorham
Planning Board Minutes
November 17, 2015

Members Present: Wayne Flynn, Dan Buteau, Reuben Rajala, Jeff Schall (Ex Officio), Paul Robitaille (Alt), and Earl McGillicuddy (Alt)

Members Excused: Mike Waddell and Barney Valliere

Members of the Public Present: Mike Lapete, Jacob Therriault, Paul Stream, Steven Slovenski (McLane Middleton for Verizon Wireless) and Ron Pennimpede (Hudson Design Group for Verizon Wireless)

Call to order: The meeting was called to order at 7:00 by Senior Member Wayne Flynn

Appointment of Alternates – Wayne Flynn appointed Earl McGillicuddy to replace Mike Waddell and Paul Robitaille to replace Barney Valliere as full voting members.

Election of Officers – Due to the resignation of Chairman Guay from the board at its November 12, 2015 meeting, there was a vacancy in board membership as well as an officer's position requiring the board to hold elections. Paul Robitaille nominated Wayne Flynn as chair which received a second from Jeff Schall. After discussion the motion was rescinded. Paul Robitaille then made a motion to nominate Mike Waddell as chairman which received a second from Earl McGillicuddy and all members voted in favor. Earl McGillicuddy then made a motion to elect Wayne Flynn as Vice Chair which received a second from Paul Robitaille and all members voted in favor.

Board Vacancy – Earl McGillicuddy made a motion to appoint Paul Robitaille to the position vacated by Mike Guay at the previous meeting until the elections in March. The motion received a second from Dan Buteau and all members voted in favor.

Acceptance of Minutes of November 12, 2015 – Paul Robitaille made a motion to accept the minutes as presented which received a second from Dan Buteau. Reuben Rajala commented that the minutes did not reflect the lights at Lydia's as being discussed under Code Enforcement. The board voted to accept the minutes if they were amended to include that discussion with the exception of Earl McGillicuddy and Wayne Flynn who abstained.

Case #11-2015 – Verizon Wireless - Continuation

Vice Chairman Flynn reviewed the items that the board asked the applicant to do at the October 15, 2015 meeting. Those items were to go through the Site Plan Review Checklist to be sure all items on the list were on the plan, identify the stone wall on the plan, identify everything within 200' of the project, indicate the vegetative buffer, identify the fence and height (zoning ordinance requires 8' fence but abutters preferred 6'), indicate the grade and landscaping. Other items discussed was the decibel level of the generator as well as

asking that the generator location be staked out so the abutters and board could better see the location proposed location. Steve Slovenski of McLane Middleton presented the board with updated plans (though these plans were only 11 x 17). He also presented the board with a sound report for the decibel level of the generator. He explained that he met with the abutters prior to the meeting and though the abutters still had some concerns they seemed ok with the location of the generator. Based on that meeting the generator would be moved slightly, additional vegetative buffer will be added and the fence may need to be a combination of 6', 7' or 8' to accommodate the grade. Based on the sound survey the decibel level should be 55 or less. The retaining wall does not appear on the revised plan as surveyors did not want to go on private property. The generator should not affect the wall but they will address it further if necessary. Paul Robitaille walked the site and has concerns with the concrete pad extending beyond the slope and wanted to know how the applicant would deal with that. It appears that the lease agreement requires that the concrete pad be at least 10' from the property line. They would excavate the site, bring in clean fill and make the slope more gradual. Jacob Therriault commented that if they do a 2-1 slope it would need to run to the property line because it is about an 8' drop which would mean that all trees on abutter Rodgers (17 Glen Rd) side would need to be cut. He also noted that the slab grade was at approximately 807 with the fence at 806. Therefore installing a 6' fence you would already lose 1' of fence height. It may need to be a combination of fence heights to maintain the 6' height from the slab. Earl questioned why a diesel generator instead of propane? This is due to setback requirements. Diesel is 10' from the property line where propane is 10' from the building. The board previously discussed an easement as these are two separately saleable lots. Steve Slovenski indicated that they had prepared a draft easement but they located a lease agreement recorded at the Coos County Registry which addresses these. Jacob Therriault would like to have the board assign an elevation to the top of the fence to maintain a 6' elevation all around the pad so it is of uniform height. He also pointed out that the plan indicated two different types of vegetative buffer between 4' and 6'. He suggested that arborvitae would be better able to survive and asked if they could all be 6' when planted. As there are difference in the planting location plan and the planting detail, he also asked that the planting location be followed instead of the detail as that plan would for the arborvitae to have room to grow. He felt the topography on plan is bogus. The top of the bank from the back corner of the garage to the back corner of the church appears ok but everything else sloping down to the property line is inaccurate and he felt that an updated topography plan with updated grading should be required before the plan is approved. Ron Pennimpede agreed that it appears to be an error on the plan. If the wall with the 5' drop was indicated on the plan it would show that the property line is further out and that the slope is steeper than the plan shows. Mr. Slovenski and Mr. Pennimpede agreed to have the surveyor check the topography. Mike Lapete would like to see some of the trees cut bordering his property but understands that this would have to be a discussion with the landowner. He also had concerns with the slope. Steve Slovenski suggested the abutters mark the trees they would like to see cut. Jacob Therriault also felt that a retaining wall on abutter Rodgers (17 Glen Rd) side would be needed. Jeff Schall questioned if they could install a walled pad without regrading the slope. Reuben Rajala made a motion to approve the application with conditions which received a second from Dan Buteau. The board went through the checklist and identified the following conditions 1) Full size plans be provided, 2) Correct the abutters on the plan, 3) correct the topography on the plan, 4) a survey of the lot be provided with the following items identified from the checklist a) everything within 200' of the project, b) dimensions of all existing and proposed buildings, c) locations, widths and names of any existing and proposed roads and driveways within 200', d) show existing water, sewer, electric & phone lines, e) indicate the fire hydrant and distance from the project, 5) trees are to be arborvitae 6' tall when planted and planted 5' on center, 6) fence

will be 6' above the slab grade, 7) a plan needs to be provided showing how the slope will be stabilized. The board informed the applicant about their displeasure with the applicants lack of review of the site plan review checklist and having to place so many conditions on the approval. The board discussed rejecting the plan and after discussion, all members voted to approve the application with conditions.

Code Enforcement - None

Old Business:

- 1) Paul Robitaille is scheduled to appear before the Board of Selectmen at its November 30, 2015 meeting regarding TAC meetings and will be asking them to appoint someone from the board to attend these meetings as projects in this area are being dropped from the 10 year plan due to lack of interest from this area. He also asked board members to please attend the BOS meeting.

New Business

- 1) Steve Jackson spoke to the board about converting the upstairs apartment at his 111 – 115 Main Street property into 2 short-term rental units and would like to get the board's input. The board felt this is an allowed use and informed Mr. Jackson that the project will have to go through Change of Use and Site Plan Review. Earl McGillicuddy recommended Mr. Jackson contact an architect and have a plan drawn up to help identify any issues to include fire suppression / access / egress, etc. Mr. Jackson will get the plan to the secretary by mid-December. The board tentatively scheduled a meeting for 1/7/2016 to hear this project.

Public Comment:

None.

Adjournment – On a motion from Earl McGillicuddy with a second from Reuben Rajala, the board voted to adjourn at 8:40

Respectfully submitted,



Michelle M. Lutz
November 20, 2015