

Town of Gorham
Planning Board Minutes
March 20, 2014

Members Present: Wayne Flynn (Vice Chair), Mike Waddell, Dan Buteau, Barney Valliere, Earl McGillicuddy and Reuben Rajala

Members Excused: Mike Guay and Jeff Schall (Selectmen's Rep)

Members of the Public Present: None

Call to order: The meeting was called to order at 7:03 by Vice Chairman Flynn

In the absence of Mike Guay, the Vice Chairman appointed Reuben Rajala as a full voting member in his place.

Acceptance of Minutes of January 15, 2014: On a motion from Mike Waddell with a second from Reuben, the board voted to approve the minutes as amended with all members voting in favor.

Acceptance of Minutes of February 20, 2014: Mike Waddell brought up one minor change to the minutes under the section regarding the continuation of the Proposed Zoning Changes. The minutes say continued from January 17, 2014 which should be January 15, 2014. On a motion from Mike with a second from Reuben, the board voted to accept the minutes as corrected with all members voting in favor.

Election of Officers: Mike Waddell made a motion to re-elect the current slate of officers (Mike Guay as Chairman, Wayne Flynn as Vice Chairman and Barney Valliere as Secretary). The motion received a second from Earl McGillicuddy and all members voted in favor.

Appointment of Alternates: On a motion from Mike Waddell with a second from Earl McGillicuddy, the board voted to appoint Paul Robitaille as an alternate for a 3 year term with all members voting in favor.

Lot Merge Applications:

Losier - The board reviewed 2 lot merge applications for John & Paulette Losier for properties in White Birch Acres. The parcels were properties that were sold to two separate owners and have been repurchased by the Losiers and they would like to merge those lots with two of their existing lots both of which are in current use. Mike Waddell made a motion to approve the lot mergers with the record showing that merging the lots does not make them buildable lots. The motion received a second from Barney Valliere and all members voted in favor. The board also discussed lots in White Birch Acres that are currently for sale by Remax. The board is concerned that the lots are being marketed as buildable lots which they are not. Barney Valliere made a motion to request Attorney Boutin, send a letter to Remax stating that the lots in White Birch Acres are not buildable lots with the exception of the lots owned by Joele Losier, John & Hilda Ginter and Joseph Higgins and Maureen Kinney. The motion received a second from Dan Buteau and all members voted in favor.

Tremblay – The board reviewed a lot merge application from Lynn & Michel Tremblay for properties on Malloy Ave, Wight Street and Potter Street. The property at 7 Malloy Avenue was recently purchased by the Tremblays and the house was demolished leaving only a small garage. They would like to merge all three lots together. On a motion from Mike Waddell with a second from Dan Buteau, all members voted in favor of approving the lot merger.

New Business:

Budget Committee - Mike Waddell brought up an issue that has arisen since the recent Town elections, Mike and Reuben are currently members of the Budget Committee. Since Barney was also elected to the Budget Committee at the polls there are too many members serving on the same boards and one member would have to step down from either the Budget Committee or the Planning Board. Barney stated that he would step down from the Budget Committee and remain a member of the Planning board.

Board Secretary – The board discussed the situation caused since Lisa White has informed the board that she is no longer interested in handling the secretarial duties of the board (though she will still take minutes), the board currently does not have a secretary. Discussion ensued regarding having a member of the board handle the secretarial duties or having someone not on the board handle those duties and to compensate them accordingly. The board felt that the most logical person to handle the secretarial was the Assessing Clerk. Mike made a motion to recommend to the Town Manager expand the duties of the current Assessing Clerk to cover the secretarial duties of the board with the exception of minutes taking. Members of the board were concerned that the wording of the motion did not include compensation but after discussion felt that it should be a conversation between the Town Manager and the Assessing Clerk. The motion received a second from Barney Valliere and all members voted in favor.

Old Business – Erroneous Lot Merger for Jan & Pam Eichler

Chairman Guay wanted the board to be aware that the “Declaration of Revocation” reversing the erroneous lot merge for Jan & Pam Eichler on Spruce Street was signed by Chairman Guay and has been sent to the Coos County Registry of Deeds to be recorded.

Next Meeting: The next meeting is scheduled for April 17, 2014.

Adjournment: A motion to adjourn was made by Reuben which received a second from Dan. All were in favor. Meeting adjourned @ 7:38 p.m.

Respectfully submitted,
Michelle M. Lutz
March 21, 2014