

**Town of Gorham**  
**Planning Board Minutes**  
**July 17, 2014**

**Members Present:** Mike Guay (Chair) Mike Waddell, Wayne Flynn (Vice Chair), Reuben Rajala , Paul Robitaille and Earl McGillicuddy

**Members Excused:** Jeff Schall (Ex-Officio), Barney Valliere and Dan Buteau

**Members of the Public Present:** None

**Call to order:** The meeting was called to order at 7:03 by Chairman Guay

The Chairman appointed Reuben Rajala and Paul Robitaille as full voting members in place of Jeff Schall and Barney Valliere.

**Acceptance of Minutes of June 19, 2014:** On a motion from Mike Waddell with a second from Wayne Flynn, the board voted to approve the minutes as presented with all members voting in favor.

**Losier – Gravel Pit** – The board reviewed an email from Mary Pinkham-Langer who is a Gravel Tax Appraiser from the State of New Hampshire, Department of Revenue concerning the gravel pit owned by John Losier and located on Map R8, Lot 1. Mr. Losier has applied to put that land into current use. The town currently assesses the land as an “Active Pit” causing the value of the land to be higher than Mr. Losier is comfortable paying taxes on and the pit is no longer active. In order to be placed into current use, the land must be sufficiently reclaimed. Mary Pinkam-Langer visited the site with Mr. Losier and gave her recommendations to the board. Per RSA 155E, the gravel pit has not had gravel removed from it for more than two years and therefore, by statute, is deemed an abandoned pit and would need a whole new application to have any further excavation done there. Based on her visit to the land, it appears that the land is reclaiming itself naturally and it would be detrimental to have Mr. Losier tear up what has begun to grow and then plant grass and seedlings to do what in effect, nature has already begun to do. However, the Planning Board is the regulator of gravel pits and therefore it is up to them to determine if they deem it sufficiently reclaimed. Mike Waddell, understanding that it is the board’s decision, did not feel comfortable determining whether the land has been sufficiently reclaimed. He felt that the board should have a third party review it. He suggested that Mr. Scarinza look at it and give a letter to the board indicating whether he feels it to be reclaimed or not. He also felt that a letter from Mr. Losier stating that he has abandoned the pit should also be submitted. Paul Robitaille expressed his opinion that the board should adopt a process for future gravel pits. Wayne Flynn agreed that a letter from Mr. Losier was acceptable. Mike Guay concurred with asking Mr. Losier for a letter and having John Scarinza take a look at the land. Reuben Rajala suggested that Mr. Scarinza get a copy of Best Management Practices for Gravel Pits. Mr. Losier felt that he was getting mixed feelings from the board. The property currently has an \$80,000 assessed value for a piece of property that has no separate deed. The pit was opened in 1999 and he paid taxes on any

gravel removed. Since Walmart was built, no further gravel has been removed from the site. Per the letter from Mary Pinkham-Langer, it would cause more damage to reclaim it per the statute. The pit has been abandoned since 2001 and he questioned what good a letter from him was going to do. The board explained that it was just a letter from him agreeing with the state that it was abandoned. Mr. Losier suggested that the board take into consideration minimum and commercial pits when setting procedures on future pits. On a motion from Mike Waddell with a second from Wayne Flynn, the board voted to 1) Ask Mr. Losier to submit a letter stating that he agreed that the pit has been abandoned and 2) Have John Scarinza visit the site and send the board a letter stating whether he felt the pit was sufficiently reclaimed. This item will remain on the board's August 14, 2014 agenda.

**North Country Council Survey** – The only member of the board who has looked at the survey was Dan Buteau, the board agreed to remove this from any future agenda's.

**Planning Board Fees** – The board reviewed fees the secretary put together from other towns and asked the secretary to get those to Tara Bamford for her to look at. They will discuss this with her at their August 14, 2014 meeting.

**Punchlist for Tara Bamford** – The board would like to discuss the following items with Tara Bamford when she attends the August 14, 2014 meeting.

- 1) Gravel Pit reclamation and new applications
- 2) Planning Board Fees
- 3) Creating a Compact Zone (Park Street to Church Street and Main Street to Railroad Street)
- 4) Signs - # of signs allowed in Commercial B (Anything goes or keep current limits) and abandoned signs
- 5) Kennels/Animals - Definitions – limits – Mike Waddell will look for animal language in prior ordinances as the board believes there were limits before but they have somehow disappeared.

**Code Enforcement** – The board asked if the secretary had any information for the board in the Code Enforcement Officers absence.

**58 Main Street.** The Zoning Board granted a variance for this property back in 1988 that allowed the owner to make a small “apartment” in the attic. The space does not have any outside access/egress and is only accessible from a ladder inside a closet. The owner uses the space when she is in the area. It is unclear if there are any sanitary facilities in the space. This is in violation of the Fire Code and the Fire Chief has contacted the State Fire Marshall regarding this.

**443 Main Street** – This property was sold in 2012 to 443 Main Street Corp. A Demo permit was issued in April 2013 to gut the interior and renovate the building. Since that time, there hasn't been much progress and the board removed it from its agenda in 2013. The abutting properties are owned by P&L Cote Land Partnership. That company has been sold to Chip Bean from Errol. A deed was recently recorded selling the property to P&L Cote Land Partnership. The board is hopeful something will happen with the property in the near future.

**New Business:**

**Board Attendance** – Chairman Guay sent an email to Bill Jackson, Chairman of the Board of Selectmen regarding attendance at meetings by an Ex-Officio member. The board is concerned that communication between the Planning Board and the Board of Selectmen is diminished if the Ex-Officio member is not available to attend meetings. The board will wait to hear from Mr. Jackson.

**Route 2 Scenic Highway** – Route 2 is designated as a scenic highway and that designation is up for review by the State of NH. Paul asked if the board would ask the Board of Selectmen to send a letter to the State recommending that it stays designated as a scenic highway. The board agreed.

**OLD BUSINESS:**

**Irving** - Paul Robitaille and Chairman Guay attended the Board of Selectmen’s meeting regarding the Irving property that the Selectmen asked the planning board to review due to concerns from Ron Dagesse. Mr. Dagesse did not attend the Selectmen’s meeting and Paul & Mike explained to the board that plans had been found from 1989 that fully identified the property as having plans for “Future Truck Parking” and that there were members of this board who remembered when this project was first initiated and that it was understood that it would be a 24 hour operation. No minutes of a Site Plan Review were found as Site Plan Regulations had not been adopted at that time. Since that meeting, minutes of a ZBA meeting have been located that fully identify this property as a 24 hour operation. Wayne Flynn also talked to Mike Webb who is a former Board member who says that what is there now is exactly what was originally presented to the board.

**Next Meeting:** The next meeting is scheduled for August 14, 2014

**Agenda Items:**

**Losier Gravel Pit:**

**Tara Bamford – Punchlist items**

**Adjournment:** A motion to adjourn was made by Wayne Flynn which received a second from Mike Waddell. All were in favor. Meeting adjourned @ 8:40 p.m.

Respectfully submitted,  
Michelle M. Lutz  
July 22, 2014