

Town of Gorham
Planning Board Minutes
October 9, 2014

Members Present: Mike Guay (Chairman), Mike Waddell, Reuben Rajala, Barney Valliere, Wayne Flynn and Paul Robitaille

Members Excused: Earl McGillicuddy, Jeff Schall and Dan Buteau

Members of the Public Present: John Scarinza (Code Enforcement), Burke York, Clermont Drouin and Gracienne Drouin

Call to order: The meeting was called to order at 7:05 by the Chairman

Appointments – The Chairman appointed Reuben Rajala to replace Dan Buteau and Paul Robitaille to replace Jeff Schall as full voting members.

Acceptance of Minutes of September 18, 2014 – On a motion from Mike Waddell with a second from Paul Robitaille, all members voted to accept the minutes as presented. Wayne Flynn and Barney Valliere abstained.

New Business – Drouin – Paradise MH Park (19 Libby Street & Eden Drive)

Paradise Park was approved for a site plan to extend its mobile home park which was approved by the board October 11, 2012 and amended June 19, 2014. The mobile home lot that sits atop the newly constructed rock wall was designed to have its driveway access from the newly paved Eden Drive. The owners would like to move the driveway access from Eden Drive to Libby Street. Burke reminded the board that the original plan was for Eden Drive to be a cul de sac instead of being a loop. The loop was requested by the Planning Board after input from the Fire Chief, Public Works Director and EMS Director. There was discussion regarding the line of sight if the driveway is moved to Libby Street as it is near the top of a hill. John felt that the line of sight from there to the junction with Mill Street was ok. This driveway will access only the one mobile home and will be on-grade with the mobile home. The distance from the exit of Eden Drive and the new driveway would be about 32'. Barney made a motion to send the plan to the Public Works Director and have the owners apply for a driveway permit. The motion received a second from Mike Waddell. Burke will send a driveway permit application to the Public Works Director and John will talk to him as well.

Work Session –

Gravel Pit Regulations - The board reviewed gravel pit regulations from the Town of Woodstock supplied by Tara Bamford of NCC and regulations submitted by Mary Pinkham-Langer of DRA. Paul felt that the section regarding holding a Reclamation Bond was a good idea. After reviewing both sets of regulations, the board asked to have the regulations from DRA sent to Tara for her review.

Sign Ordinance – The board reviewed a sign ordinance that Barney picked up from Ohio. The board also asked that this be sent to Tara for her review.

Planning Board Fees – This item has been on the board’s agenda for awhile. The board discussed having ala carte fees as opposed to set fees. Part of the issue with the fees is that the current rates do not cover the cost of town staff time for processing the applications, newspaper notices fees, etc. The board would like John & the secretary to look at the actual costs and bring some ideas back to the board in a couple of months.

Pet Definition – Tara sent the board some possible language regarding definitions of pets and kennels and some ideas for discussion. The board will look at this when they next meet with Tara.

Code Enforcement – John Scarinza

- 1) Brae Burn Village – A new resident of the MH park would like to build an addition onto an existing shed in the park. John has visited the site and contacted Chris Gamache of the State of NH Bureau of Trails to see what the State’s ROW is in that area. Mr. Gamache informed him that the State has a 99’ ROW in that area. That means that some of the Mobile Homes as well as shed’s and carports in that park are actually in the State’s ROW. The State is aware of this but has opted, at least at this point, not to force the mobile home owners to move the Mobile Homes. However, the Town can no longer issue building permits for those structures that would create a bigger footprint. It is unclear what the State’s position will be in the future regarding the non-conforming existing structures.
- 2) Map R8, Lot 4 – The owner of this property has contacted the Town and is trying to come up with potential uses for that land. The newest consideration is for a gravel pit though nothing has been formally presented at this point.

New Business:

Budget – Mike Guay will meet with the Town Manager regarding planning a budget that will adequately cover the boards expenses through 2014 as well as enough funds to cover fees of a secretary. This item will be on the next agenda.

Old Business: None

Next Meeting: The next meeting is scheduled for November 6, 2014 as a work session with Tara Bamford of NCC if she can make it that night. The board has also penciled in December 4, 2014 as another work session with Tara.

Public Comment:

435, 443 & 447 Main Street – Barney questioned if there was any new information regarding these properties. The properties are owned by P&L Cote of Errol, NH. The owner has contacted the Assessing Office and may come to the board as they want to put an unmanned diesel pump filling station at the 443 Main street property. He is also looking for someone to possibly run a truck stop out of that building. The board would like to have the Town Manager send them a letter asking them to have someone mow the lots and do some basic clean-up as the lots are not being maintained and are detracting to the other properties in the area.

437 Main Street – The board also discussed this property becoming a junkyard as the property is littered with old propane tanks and Munce, who owns the property, is no longer running his propane business and the property has become a storage site for old propane tanks of various sizes. A review of State Statutes describes this as a junkyard and the Town ordinance does not allow junkyards in any district. The board would like John to sit with the Town Manager to address this situation.

Adjournment: On a motion from Barney Valliere with a second from Wayne Flynn, the board voted to adjourn at 8:50 pm.

Respectfully submitted,

Michelle M. Lutz
October 14, 2014

Approved November 6, 2014