

**Town of Gorham**  
**Planning Board Minutes**  
**November 6, 2014**

**Members Present:** Mike Guay (Chairman), Mike Waddell, Wayne Flynn, Dan Buteau, Earl McGillicuddy and Jeff Schall

**Members Excused:** Reuben Rajala, Barney Valliere and Paul Robitaille

**Members of the Public Present:** John Scarinza (Code Enforcement), Burke York, Clermont Drouin and Gracienne Drouin, Chip Bean and Crystal Lebreque (P&L Cote)

**Call to order:** The meeting was called to order at 7:06 by the Chairman

**Acceptance of Minutes of October 9, 2014** – On a motion from Mike Waddell with a second from Wayne Flynn, all members voted to accept the minutes as presented. Jeff Schall and Earl McGillicuddy abstained.

**Case #02-2014 – Drouin/LaPierre – Minor Lot Line Adjustment**

Burke York presented the case to the board. The lot line adjustment will transfer 336 sq ft of Lapierre's property to the rear of the Paradise Park Mobile Home Park lot. This section of the Lapierre property is 10-15 feet above the owners home and is level with the mobile home park and is basically unusable by the LaPierre's. It is currently maintained by the mobile home park. The Lapierre property will maintain minimum lot size and the buildings will continue to meet setback requirements. Currently this mobile home lot at the end of Paradise Street would only accommodate a smaller 60' mobile home. This lot line adjustment would allow for a 70' mobile home to be placed there and still meet the 20' setback requirements. Mike Waddell made a motion to approve the minor lot line adjustment as presented which received a second from Wayne Flynn. All members voted in favor. Once Burke brings the draft deeds to the Town Hall, the Chairman will sign the mylar.

**Old Business – Driveway Permit – Drouin – Paradise MH Park (19 Libby Street & Eden Drive)**

At the October 9, 2014 meeting, Burke York informed the board that the Drouin's would like to change the access of one of the mobile homes in the Paradise Park addition by moving the driveway to Libby Street instead of Eden Drive. The board discussed the change and agreed that a change to the plan was not needed but that the Drouin's would need to apply for a driveway permit. The board discussed the permit application as received by the secretary. The new driveway will be 25' – 30' from Eden Drive and about 40' from the property line. As requested by the board, Burke contacted the Public Works Director, Buddy Holmes, for his input. A letter was received from Buddy indicating that he approved of the proposed location of the driveway. Mike Waddell made a motion to have the Chairman approve the driveway permit which received a second from Wayne Flynn. All members voted in favor and the chairman signed the permit.

**New Business:** Chip Bean purchased P&L Cote Land & Partnership as well as P&L Cote, Inc. They are looking to install an unmanned fuel site at their 443 Main Street property. The building was previously gutted. They would like to build a 6' x 14' room inside to house the electronics associated with the pumps. The underground work was previously done and the concrete island is already there. They would install 4 pumps with high speed pumps for trucks, 6 cameras, new digital signs for prices that can be changed from the Errol location and an overhead fire suppression system. Dave Landry from Shelburne is willing to be the backup contact in case of emergency. Chip is under pressure from the state to either begin utilizing the system or close as the pumps have not been operated for several years. The hope is that this will help to attract someone to operate a business out of the location. There will be pumps for Regular and Super gas as well as off road and diesel and will be pay by credit card only. The pumps will have safety breakaways in case of a drive off as well as an emergency shut off in case someone hits one. There will not be a canopy over the pumps. The fire suppression system will be on poles over the pumps with lights. Mike Guay reminded them that the Zoning Ordinance requires all lights conform to the Town's Sign Ordinance. The existing Shell sign on the property will be removed. The board felt the plan needed full Site Plan Review and recommended that the plan show the two Right of Ways over lots 8A and 9A, location of the underground tanks, layout of the new pumps, the cell tower location and the propane yard with fencing as well as notes indicating that the large propane tank owned by Munce actually sits on the P&L Cote land. The board has agreed to add the plan to their December 4, 2014 meeting if the application is received in time to get the legal notices out.

#### **Work Session –**

**Gravel Pit Regulations** - The board decided to use the regulations submitted by Mary Pinkham-Langer of DRA and asked that those regulations be added to the public hearing.

**Sign Ordinance** – Mike Waddell suggested changing the ordinance to allow for a special exception for multiple businesses on one lot. John suggested keeping the current language but adding language that says businesses requesting a number or size of signs in excess of limits established may apply for a special exception.

**Downtown Commercial Compact Zone** – The board reviewed the suggestions from Tara Bamford. The board considered moving forward with the creation of a commercial compact zone that would encompass both sides of Exchange Street from Main Street to Railroad Street and both sides of Main Street from Park Street to Church Street. After much discussion, the board decided to discuss with Tara changing the scope to be Exchange Street only and allowing buildings within the setback by special exception.

**Budget** – Robin presented the board with their 2014 actual expenses as well as a spreadsheet showing the board's expenditures from 2011 – 2014. On a motion from Mike Waddell with a second from Wayne Flynn, the board voted to increase the 2015 budget to \$7500 from the 2014 budget of \$7293. During this discussion, Mike Waddell brought up applying for an Urban Exclusion from the Shoreland Protection act which would allow someone to cut or build up to the river taking DES out of the picture. This is something the board would like Tara to look at for next year.

#### **Code Enforcement – John Scarinza**

- 1) DMV office at KGI Properties – John and the Fire Chief completed a walkthrough of the DMV location and has issued them a Certificate of Occupancy. The office will house DMV, EMS, State Police & Fire Service. They should be functional by the middle of November.

- 2) Sears Plaza – The owner of the plaza has applied for a sign permit to change the pylon sign out front to give the NH Liquor Store a larger piece of the pylon sign as well adding a sign on the pylon for the new Great Bear Stove shop that is moving into the only empty space in that building. They will also be putting a sign up on the roof above that business as well. That is an existing sign that was granted to the previous occupant.
- 3) 2 Wentworth Avenue – John and the Fire Chief completed the walkthrough of this newly renovated, 10 unit apartment building and has issued a Certificate of Occupancy.
- 4) 101B Main Street – John and the Fire Chief have completed their walkthrough of this hair salon. A temporary Certificate of Occupancy was issued which expired on November 1, 2014 as there were some minor things that needed to be completed. Those items have been completed and John issued the Final Certificate of Occupancy.
- 5) Munce – The board again asked John to send a letter to Munce regarding the propane tank farm to clean it up as it is technically a junkyard.

### **New Business continued**

The board received a letter from Boutin Altieri regarding notice requirements. The secretary will scan it and email it to the entire board.

### **Old Business:**

Mike Guay followed up on railroad crossing permits which was discussed at a previous meeting. DOT Rail Administration is the department that grants railroad crossings. However, it acts more as a mediator between the requesting parties and the railroad. If the two parties cannot agree, then DOT does not issue a permit.

Jeff Schall mentioned to the board that Dennis Tupick plans to close the snow machine trail that crosses his property as protest for not being notified regarding the new ATV trail near his families other property. The board reviewed the town map and found that the trail does not actually cross his property. His property is accessed by a Right of Way across Kelly's land. The trail is actually located on Kelly's land and therefore he cannot close the trail.

**Next Meeting:** The next meeting is scheduled for November 17, 2014 as a work session with Tara Bamford. There will also be a meeting scheduled for December 4, 2014 as another work session with Tara. That meeting will start at 6:30 pm if P&L Cote's site plan is ready.

**Adjournment:** On a motion from Wayne Flynn with a second from Mike Waddell, the board voted to adjourn at 9:15 pm.

Respectfully submitted,

Michelle M. Lutz  
November 10, 2014