

Town of Gorham
Planning Board Minutes
November 17, 2014

Members Present: Mike Guay (Chairman), Mike Waddell, Earl McGillicuddy, Paul Robitaille and Reuben Rajala. Jeff Schall arrived at 8:00 and Dan Buteau arrived at 8:05

Members Excused: Barney Valliere and Wayne Flynn

Members of the Public Present: Tara Bamford (North Country Council)

Call to order: The meeting was called to order at 7:15 by the Chairman

Appointment of alternates: The chairman appointed both Paul Robitaille and Reuben Rajala to replace Barney Valliere and Wayne Flynn as full voting members.

Acceptance of Minutes of November 6, 2014 – On a motion from Mike Waddell with a second from Earl McGillicuddy, all members voted to accept the minutes as presented. Reuben Rajala abstained.

Work Session –

The board met with Tara Bamford to discuss the following:

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.

Fees – At this point in time, the board will not change fees pending information from the Assessing Office and Code Enforcement Officer. However, as the cost of notices has increased, the fees currently charged will be changed to reflect the actual cost of mailings.

Downtown Commercial Compact Zone – The board discussed creating a commercial compact zone that would allow building within the current setbacks. Mike Waddell suggested allowing it by Special Exception and Site Plan review. Tara suggested having it a conditional use which would eliminate the need for an applicant to go to the ZBA for a variance. The board agreed to try this on Exchange Street only with the following:

- 1) To allow the same uses as listed in Commercial A zone.
- 2) Limit the height for any building to 35 feet.
- 3) Require only 15 feet of frontage.
- 4) Front setbacks of 10 feet from the curb.
- 5) Side setbacks as little as zero (0) feet. This item had a lot of discussion due to runoff onto abutting properties.

Sign Ordinance – Mike Waddell suggested changing the ordinance to allow a lot with more than 1 business to exceed the number of signs by special exception. Tara suggested changing the Site Plan regulations to deal with signs removing the need for an applicant to go to the ZBA.

Pets – Tara suggested removing the definition of a pet and define livestock and allow livestock in Residential B and Timber & Agriculture zones by Special Exception. The board would like to change the definition of a Kennel to “...domestic animals more than 6 months old” instead of “more than one year old”. Tara also suggested allowing kennels in Commercial B zone by special exception.

Tara will develop language for these changes and will get it to the board prior to their December 4, 2014 work session.

Code Enforcement Update – None

New Business – None

Old Business – The secretary informed the board that the Site Plan for P&L Cote will not be ready for their December 4, 2014 meeting as previously discussed. The board will hear this on December 18, 2014 if the plan is ready before then.

Next Meeting: The next meeting is scheduled for December 4, 2014 as a work session with Tara Bamford.

Adjournment: On a motion from Paul Robitaille with a second from Dan Buteau, the board voted to adjourn at 9:00 pm.

Respectfully submitted,

Michelle M. Lutz
November 18, 2014