

**Town of Gorham**  
**Planning Board Minutes**  
**December 4, 2014**

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

**Members Excused:** Paul Robitaille, Reuben Rajala and Jeff Schall

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

**Call to order:** The meeting was called to order at 7:07 by the Chairman

**Acceptance of Minutes of November 17, 2014** – On a motion from Mike Waddell with a second from Wayne Flynn, all members voted to accept the minutes as presented. Barney Valliere abstained.

**Work Session –**

The board met with Tara Bamford to discuss the following proposed changes to the Zoning Ordinance:

**Pets** – Tara’s draft changes would remove the definition of Household and Non Household Pets altogether. It would change the definition of a Kennel from six dogs to “four dogs or cats or other small domestic companion animals” and would reduce the age from one year old to “6 months old”. It would also add “whether for personal, commercial, humanitarian or other purposes” to the definition. She also drafted a proposed definition of Livestock that would be an addition to the ordinance. This would also remove non-household pets from Residential B, Commercial A, Commercial B and Timber and Agriculture zones. It would allow a Kennel by Special Exception in Residential B, Commercial B and Timber and Agriculture zones. The board was concerned that the definition of a kennel as proposed sounded like no more than 4 animals would be allowed when the board’s intent isn’t to stop residents from having 2 dogs and 3 cats for example. Mike Waddell suggested rewording the definition to no more than 4 dogs *and* 4 cats *and* other animals with a maximum of 8 animals allowed. The board would also like to see some type of a definition for “fowl” as the ordinance allows chickens or other fowl by special exception in some zones. Tara will work on the wording.

**Downtown Commercial Compact Zone** – The board reviewed the proposed zone requirements that Tara drafted to create this new overlay zone. Reuben Rajala measured the setbacks from the buildings on Exchange Street to the curb which was a minimum of 11’ so the proposal for a 10’ setback from the curb would be acceptable. The board found that having any lots that abutted streets other than Exchange Street having to meet Commercial A yard requirements was confusing and would like that to be struck out. The board would also like the proposed change to the section of the Sign Ordinance L (1) be reworded and to require that portable signs be removed after hours.

**Sign Ordinance** – Tara sent the proposed changes to this section of the zoning ordinance to John Scarinza. She has not heard back from him at this point. Mike Waddell will try to contact him for feedback.

The board will hold the first public hearing on January 7, 2015. This will allow the board to hold a second hearing if necessary. The secretary will identify which property owners are required to be noticed regarding the new commercial compact zone and Tara will get the wording to the secretary by the middle of next week in order for the notice to be in the paper.

**Code Enforcement Update** – 443 Main Street was scheduled to have their Site Plan Review hearing for the unmanned fuel station at the board’s December 18, 2014 meeting. However, this has been pushed off until 2015. Therefore the board will not have a meeting on December 18th.

**New Business –**

**Lot Merge Application** – The board reviewed an application to merge lots at 302 Main Street (Vashaw’s Variety). Map U7, Lots 76 & 77. The merge would create a lot with 3 driveways which is in violation of the Zoning Ordinance. On a motion from Barney with a second from Mike Waddell, the board voted to deny the application for that reason. The secretary will notify the applicant.

**Drouin (Paradise Park)** – The chairman informed the board that there were two variance cases pending with the Zoning Board for mobile homes in the Paradise Mobile Home Park expansion. The variances are for decks off the back doors of the mobile homes. When this site plan was presented to the board, there was concern at that time that the amount of mobile homes and layout of the plan to maximize the number of mobile homes in the park would not leave room for owners to build decks off the back door of the mobile homes. The park owner assured the board at that time that they would require all the new mobile homes to have both doors on one side which would allow them to build a carport, shed and deck all within the confines of the concrete pad. On a motion from Mike Waddell with a second from Dan Buteau, the board voted to draft and send a letter to the zoning board outlining the history of how the site plan was handled and let them know the board disapproves of the applications in front of them.

**Old Business** – The chairman wanted to make the board aware of an issue with the lot line adjustment approved at the last meeting for Clermont Drouin and Mary Lapierre between the Paradise Mobile Home Park and the Lapierre. The chairman will no longer sign the mylar for recording until the deeds are presented. Once that deed was received and matched against the plan, an error was identified. This just reaffirms the board’s position on not signing off on plans until the deeds are presented.

**Next Meeting:** The next meeting is scheduled for January 7, 2015 for the public hearing on the proposed zoning changes.

**Adjournment:** On a motion from Barney Valliere with a second from Mike Waddell, the board voted to adjourn at 8:28 pm.

Respectfully submitted,



Michelle M. Lutz