

Town of Gorham  
Planning Board Minutes  
May 29, 2012

**Members Present:** Daniel Buteau, Wayne Flynn, Michael Guay, Reuben Rajala (Alt), Paul Robitaille, Michael Waddell, Barney Valliere

**Excused:** Bruno Janicki (Alt), Earl McGillicuddy

**Other:** Robin Frost, John Scarinza, Jay Holmes Don Provencher, William Holmes, Carol Holmes, MM William Dupont, Donna Goodrich, Max Makitis, Steve Roy, Burke York, Ed Reichert, David Graham

Meeting called to order at 7 pm by Chairman Wayne Flynn. Alternate Reuben Rajala will take the place of Earl McGillicuddy.

**Acceptance of Minutes:** Motion made by Mike Waddell to accept the minutes as written; 2nd by Paul Robitaille. All were in favor.

Review of Commercial Building Permits: None.

Barney Valliere arrived at the meeting (7:07 pm)

**Case #01-2012 Jay Holmes – Site Plan Review:** Chairman Flynn recused himself, Vice-Chair Mike Guay lead the meeting and asked John Scarinza to update the board the status of this case. John gave a timeline of events:

**June 2011** – Approval to re-open existing building as service station, minus gas pumps

**August 2011** – Building Permit request to add outside lift, remove 10' fence and add 8' fence

**January 2012** – Had discussion, enough changes proposed to initiate site plan review - expansion of use

**March 2012** – Board requested Plow Plan, Best Management Practice Plan- hazardous waste oil, Containers located on a surveyed plan to show locations to setbacks, etc.

After John finished, Mike Guay asked the public if they had any questions. Linda Dupont asked where the containers would be located and what would be in them. She was shown the blueprints and Jay Holmes explained tires would be in one, general storage in the other and no more than 800 gallons of waste oil will be on site at any given time. Jay states his waste oil will be picked up by a company hired to dispose of it.

Max Makitis spoke in favor of Jay's contribution to the community and how he is within the guidelines set by the town.

Mike Waddell asked Jay when the board could expect the curbing to be completed, to contain any possible oil spill, and what the design is. Jay explained it and agreed he would have it completed by July 4, 2012. At this time, Mike Waddell made the motion to approve this site plan review, as presented, with the stipulation that the curb around lift is completed by July 4, 2012. 2<sup>nd</sup> by Barney Valliere; roll call vote taken:

|          |     |            |         |
|----------|-----|------------|---------|
| Buteau   | Yes | Flynn      | Recused |
| Guay     | Yes | Robitaille | Yes     |
| Valliere | Yes | Waddell    | Yes     |
| Rajala   | Yes |            |         |

The board skipped the check list. Jay Holmes' site plan review has been accepted and John Scarinza will meet with him within the next few days.

**New Business:** Chairman Flynn states he will be in touch with Tara Bamford concerning the Zoning Ordinance and were to go from here. Reuben brought up the FEMA Maps and asked what projects the town focusing on and the board needs to review them and make long term plans. There was a general discussion on this and the Flood Plan and guidelines.

John Scarinza stated he was asked to issue a Building Permit for a camp off Spring Road. The selectmen reviewed and suggested Planning Board reviews this request. Barney asked who holds the right of way. It was unknown and decided the property map needs to be reviewed and look into this further.

Burke York interjected the septic designs need to be looked at (gray water) and the town should look into the minutes of '53-'55 to resolve issue of when road was accepted by town.

John Scarinza asked the status of Spring Road, and Mike Waddell stated everything off the main roads are Private Roads.

Mike Waddell made the motion to stay with the status quo, meaning all building permits requests on these types of roads should go to the ZBA for determination, 2<sup>nd</sup> by Wayne Flynn. All were in favor.

Old Business: Wayne stated they received a reply to letter sent to the Church of Christ concerning the tower on Pine Mt (dated May 25, 2012) approving AT&T/KJK Wireless to do the work requested.

Mike Waddell made a motion to approve the AT&T/KJK Wireless site plan review. 2<sup>nd</sup> by Mike Guay; approved by all.

Chairman Flynn stated the status of John Losier's membership on the Planning Board was researched and he is not an alternate, but could apply if desired and the board would review the request.

Mike Guay asked about Labonville's status. John Scarinza stated he will meet with Claude Pigeon soon. They want to add/modify the rear of the building, making it larger and open to the sew room for easier access. Paul Robitaille stated they applied for a permit a few years ago, but did not like the stipulations set.

Chinese restaurant's renovation plans were reviewed by Tim Sappington and he found several violations, NY firm was using 2003 codes.

Mike Waddell asked if Robin Frost could get a representative from Shoreline Protection at the June Meeting. She has agreed to try.

Barney Valliere feels John Scarinza has been doing an exceptional job as Code Enforcement Officer and thanks him for doing such a good job.

Next meeting will be June 21, 2012 at 7:00 pm

Motion to adjourn made by Barney Valliere, 2<sup>nd</sup> by Mike Guay; all in favor. Adjourned at 8:00 pm

Respectfully submitted,  
Sharon Amero