

**Town of Gorham  
Planning Board Minutes  
August 2, 2012**

**Members Present:** Daniel Buteau, Wayne Flynn (Chairman), Earl McGillicuddy, Paul Robitaille, Michael Waddell, Reuben Rajala, Barney Valliere

**Excused:** Michael Guay

**Absent:** Bruno Janicki (Alt)

**Other:** John Scarinza, John Losier, Gary Poirier Steve Binnette, Don Bouchard, Eric Bedard, Bill Jackson, Burke York, Mr. and Mrs. Clermont Drouin, Terry Nadeau, Al Nadeau

**Call to Order:** by Chairman Wayne Flynn at 7 pm. Alternate Reuben Rajala will serve in Mike Gauy's absence.

**Acceptance of Minutes:** Motion to accept, as written, by Mike Waddell, seconded by Wayne Flynn. Reuben Rajala abstained since he was not present at the meeting. All were in favor.

**Preliminary Site Plan Review:** For the record Wayne Flynn recused himself, since he also serves on the Zoning Board, but will chair this meeting.

**Clermont Drouin** – Burke York distributed blueprints to each member to view as he presented the Preliminary Plans for a Minor Lot Adjustment and Lot Merger. The Zoning Board has already seen the plans. Burke answered questions of the board.

Portland Pipeline - Paul Robitaille asked if the agreement between the pipeline and Drouin was in writing. Burke stated they will not put anything in writing, but he does have several emails that he will forward to the board members. Other questions included, but not limited to Snow Removal/Storage, Trash Collection, and frontage compliance. There was also a general discussion concerning driveways and exiting in case of emergencies. Fire Plan – Mike Waddell asked for letter from the Fire Chief stating his approval of the plan. Reuben asked if the Zoning Board had any issues with these plans. Burke stated Police Chief Cyr, who sits on the Zoning Board, didn't express any.

John Scrainza interjected - due to no setbacks, there are at least four sites he couldn't issue a building permit if the owners wanted to construct a deck. Burke questioned his position, as a non-resident of Gorham. He and others explained John's position.

**Tourist Village Hotel:** Burke York distributed plans and explained that the Royalty Inn and Athletic Club want to split the property. Mike Waddell wants the plans to show the Fire egress. This area needs to be kept clear for emergency vehicles. Snow removal plans also need to be added to the plans. John Scarinza suggested the pavement be marked as a shared Fire Lane. Burke will label the prints as it being a designated Fire Lane, with right of way. He will work on the verbiage. A general discussion continued.

**New Business:** Don Bouchard, from Horizon, presented Berlin City Chevrolet plans for a drive through service write up area. There was a general discussion with questions being answered as the plans were reviewed. Don has met with Dave Patry, of the Water/Sewer Department, along with the Police and Fire Departments with proposed plans and changes. They have been emailed requirements that need to be met before applying for a building permit.

The public address system, signage and other concerns were also discussed.

**Old Business:** Chairman Flynn read the following from the minutes of March 10, 2011:

Mike Guay made a motion to appoint John Losier as an alternate, which received a second from Dan Buteau. The board voted 4 in favor and 2 against the appointment.

No appointment time frame was given, there is no record of John being sworn in and it is unknown why the appointment was given. After a short discussion:

Mike Waddell made the motion that a letter be written to the Secretary of State requesting guidance in the matter. Paul Robitaille seconded the motioning. The vote was Yes – 6, No – 1.

Paul requested the minutes of the March 10, 2011 minutes be attached. Chairman Flynn will write the letter.

White Birch Acres Lot Line Adjustment – Wayne stated that since he was not on the Planning Board at the time he did some research and created a time line, copies were given to all, of what transpired from the previous minutes. The general discussion revealed the six conditions that were given have not been met thus they cannot move forward. Approval will only be given after they are completed. Mike Waddell further stated this board is not going to ask the taxpayers to pay any more attorney fees, if this is to go any further the Losier's will need to pay the fees. John Losier had a copy of the conditions and Wayne read them aloud. (Sharon is to get with Robin and Michelle for the pdf file with conditions from Attorney Boutin since John would not allow her to make a copy.)

Since so much time has lapsed a new application needs to be submitted and the conditions met before there can be a vote. It was also stated fees need to be paid.

Bill Jackson – request letter be written, by the Selectman, to Burke York concern his comment against John Scarinza. All agreed this should be done. Paul Robitaille will bring this up at Monday night's meeting.

John Scarinza – asked for guidance on a Building Permit request. Brae Burn Village Trailer Park request want to install a trailer on an existing pad, added in 2007, before the owner got sick. Wayne stated this was a 2007 Zoning Board decision and if the pad was legally constructed then they have the right to add the trailer, but no garage. Nothing can overlap the pad.

There was a general discussion concerning what needs to be worked on in preparation for the Town Meeting.

**Next meeting:** August 16, 2012 at 7:00 pm; Site Plan Review for Berlin City Chevrolet

**Adjournment:** A motion was made by Barney Valliere, 2nd by Paul Robitaille; all in favor. Adjourned at 9:03 pm

Respectfully submitted,

Sharon Amero