

**Town of Gorham
Planning Board Minutes
September 13, 2012**

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

Excused: Bruno Janicki (Alt)

Other: John Scarinza, Robin Frost, Rick Eichler, Chad Miller, Burke York, Larry Latarte, Louise Roy, Clermont & Gracienne Drouin, Arthur & Aldea Finnigan, Norman Labbe, Thomas Maniscalco, Randy & Wanda Tanguay, Claudine Safar (Atty)

Meeting called to order: 7:00 pm by Chairman Wayne Flynn

Acceptance of Minutes: Motion by Dan Buteau to accept the minutes (August 23, 2012) as written; 2nd by Mike Guay. All were in favor.

Case # 02-2012 - Berlin City Chevrolet: John Scarinza informed the board that all requirements have been met and they would like to begin ground work on September 24, 2012. There was a general discussion concerning what they need to complete prior to obtaining full approval from the board. John stated he can give a two part approval. He will approve the ground work and later approve construction plans before they begin. The board requested representation from the dealership at the meeting on September 27. Burke will notify them of this.

Case # 04-2012 – Tourist Village Motel: Earl McGillicuddy recused himself and Reuben Rajala sat in as a full voting member. Burke York distributed plans to board members and it was projected onto the wall for group discussion. Paul Robitaille requested more clarification in the notes, under number 4, add a (4a) to allow Buses, Tractor Trailer, etc. uses of the parking lot. Chairman Flynn reviewed the checklist; finding the fees have yet to be paid; all else was in order. Burke assured he would be in the next day to pay them. All department heads will be asked to sign off on the plans. There were no public comments. Barney Valliere made **a motion to conditionally accept upon receipt of payment.** Mike Guay seconded the motion; all were in favor.

Case # 05-2012 – Clermont & Gracienne Drouin: Wayne Flynn recused himself; Mike Guay will act as Chairman. Reuben will remain as full voting member and Earl McGillicuddy is back on as board member. Burke York distributed Proposed Paradise Park Addition prints to all board members for review during discussion.

There was a general discussion concerning the safety issues concerning the driveway and its use during emergencies, snow removal and parking. Claudine Safar, Attorney for the Drouin's, was present and contributed to the discussion. Chad Miller explained how the ambulance needs easy in and out access and time can be of an essence during an emergency. A turn-around is needed. It was suggested one trailer be removed from the plans to accommodate for emergency situations. The board also required that the road be built to town standards; it will need to hold up to the heavy equipment that will use it.

Burke conferred with his clients; they will remove the proposed trailer 19-7, loop the driveway, keep the retaining wall and for safety sake will add guardrail. In addition a "No Parking" sign will be installed to keep the streets clear for emergency vehicles which may need access to the park.

Public comments: Arthur Finnegan: he spoke in praise of the park and lifestyle it offers. The Drouin's listen to the residents and have printed regulations for the park residents to follow.

Mike Waddell made a **motion to continue the application on September 27, 2012 at 6:30 pm;** 2nd by Paul Robitaille and all were in favor.

Old Business: Wayne and Paul Robitaille recused themselves; Mike Guay sat as chairman with Reuben Rajala remaining as a full voting member.

Randy and Wanda Tanguay – this was tabled at a prior meeting in order for the town’s attorney and necessary department heads to review and give their input. Burke York presented the plans for review during discussion. During the general discussion it was decided to review again once the new prints were ready with the requirements included in the plans. (Distance and measurements, ZBA Conditions included and built to driveway standards). Barney Valliere made a **motion to table until October 11, 2012 at 7 pm; 2nd by Mike Waddell and all were in favor.**

New Business: Wayne Flynn and Paul Robitaille returned to fill their positions and Reuben Rajala returned as an alternate.

Thomas Maniscalco requested to be put on the agenda to discuss his concern with Labonville Trailer Park. The board agreed to put him on the October 11, 2012 agenda.

John Losier – Wayne Flynn presented a certificate for all members to sign reinstating John on the board. There was a general discussion concerning this and how members need to recuse themselves if there may be a conflict of interest and if they do not the board can require it.

Shoreline Protection Act – it was found some information given by Darlene Forst of DES at the July 19, 2012 meeting wasn’t accurate. A letter has been written to the DES requesting another meeting with her.

Next meeting is on September 27, 2012 at 6:30 pm.

Motion to adjourn was made by Barney Valliere, 2nd by Reuben Rajala; all in favor. Adjourned at 9:37 pm

Respectfully submitted,
Sharon Amero

Approve as Written 2012-9-27