

**Town of Gorham  
Planning Board Minutes  
October 11, 2012**

**Members Present:** Wayne Flynn, Michael Guay, Reuben Rajala (Alt), Paul Robitaille, Mike Waddell, Earl McGillicuddy

**Excused:** Daniel Buteau                      **Absent:** Barney Valliere, Bruno Janicki (Alt), John Losier

**Others:** John Scarinza, Robin Frost, Burke York, Larry Latarte, Clermont & Gracienne Drouin, Arthur & Aldea Finnigan, Norman Labbe, Claudine Safar (Atty), Gail Scott, Marylou Beaulac, Janice Gingras, Leo Losier, Randy & Wanda Tanguay, Bob Balon, Thomas Maniscalco, Mike Demers

**Call to order:** 7:00 pm by Chairman Wayne Flynn

**Acceptance of Minutes:** Chairman Flynn read a letter, concerning the minutes that was received from Attorney Safar's office. There is an "objection with the deficiencies" within the minutes. After a discussion Mike Waddell made a **Motion to accept the minutes with corrections and attach the attorney's letter**. The motion was seconded by Mike Guay. Wayne Flynn recused himself, all were in favor. Since Bruno Janicki is absent Reuben Rajala will be sitting in as a full voting member.

**Case #05-2012 – Clermont & Gracienne Drouin:** Wayne Flynn recused himself; Mike Guay chaired the meeting. Burke York presented new plans to the board for review during discussion. He reported that the cost of the retaining was too costly; he came up with another plan. With this plan the Drouin's keep original number of trailer. Plans were reviewed in detail; answering all questions. The new plans include building a two-step terraced (2 to 1 slope) with a guard rail at the top (lot 19-F). The corner lot doubles in size, but all others remain the same. Buddy has reviewed the plans and approved them as long as drive ways are not across from each other.

Burke also updated the Tax Map/Lot Numbers; converting from numbers to letters. The name for new road in the park is Eaton Drive. John Scarinza stated a drive way permit, for lot 19-F, would be necessary. A general discussion followed. Burke stated with this new plan no engineering stamp would be necessary. Mike Guay was happy with this new plan, but the board conditionally approved the old plans.

**Public Comments:** Arthur Finnigan asks the board to consider the impact approval for this would have on the community; new trailers bring new people who will be spending \$20-\$30,000 annually. Burke York also spoke, as a resident of Gorham; money will come into the community and be a bonus to the community.

Mike Waddell made a **motion to approve as presents with the condition the driveway permit and all necessary paperwork is completed**. Earl McGillicuddy seconded the motion; all were in favor. Robin will obtain the necessary signature.

**Case #02-2012 Berlin City Chevrolet** – Wayne Flynn returned to chair the meeting. John Scarinza reported that all is on track. The fire chief has signed off on the fire lane and sprinkler system; the Water Department has signed off as well. As an act of good faith a speaker on the south side of the building has been removed. Chad Crane completed the sign permits with John's assistance. A building

permit has been issued. Mike Waddell made a **motion to officially approve the plans**; Mike Guay seconded the motion and all were in favor.

**Case #03-2012 Randy and Wanda Tanguay** – Wayne Flynn and Paul Robitaille recused themselves. Mike Guay took the chair. Burke York distributed new plans and reviewed the layout. During the general discussion Mike Waddell suggested they take the time to read all the prints notes. It was asked if there were changes to the snow removal plans; Burke said there aren't any.

**Public Comment-** Marylou Beaulac is concerned with where the snow would be dumped, will it change? Burke assured her there will be no change.

Janice Gingras – stated she came to be educated and brought pictures of areas of concern. Some of her questions and concerns: will the road be open to the public-she is against this, plowing and salting, drainage, and the possibility there would be cutting of her trees. There was further discussion between her, the board, the Tanguay's and Mike Demers. Mr. Demers is opposed to cutting of any trees. Randy Tanguay stated the only trees cut would be on his property. The only change to the street will occur at the bottom of the street and this would be to build up the drainage. Mike Waddell made a **motion to accept as presented**, Reuben Rajala seconded the motion; all in favor.

**New Business** - Paul Robitaille requested, in the future, when any policy questions are made that they are directed to either himself or Robin Frost.

Thomas Maniscalco – has a concern with drainage at the Labonville Trailer Park. A building permit was issued on March 27, 1991 to construct a storage building; it is five feet from the park. The water drains to the riverbank. Thomas is asking the board to review and correct what was approved years ago. He's concerned if Labonville, Inc. is ever sold the residents of the trailer park would lose their entrance to the park. Wayne Flynn informed him this is a civil matter, between the renters of the park and property owner.

A letter of resignation was submitted by Sharon Amero, to become effective November 1, 2012. Mike Guay made a **motion to accept**; seconded by Mike Waddell and it was approved by all.

Robin Frost distributed a letter from the town attorney concerning Private Roads and asked all to review it prior to the work session with Tara Bamford, October 25<sup>th</sup>.

Burke York asked about the TRC Meetings; there was a general discussion on the pros and cons. Mike Guay would like to see all copies of plans go to the TRC prior to being presented to the Planning Board, with notes attached. In doing this all signatures have already been collected. Robin Frost stated the TRC has only been together for 2-3 months and are working on streamlining it.

**Old Business**- Mike Guay asked if anyone has heard from Mr. Losier. Robin stated they have not, nor have they heard from the Secretary of State. Paul Robitaille suggests this discussion be held until the next regular meeting.

**Next meeting** is a Work Session with Tara Bamford on **October 25, 2012**

**Motion to adjourn** made by Mike Guay; seconded by Mike Waddell. All in favor. Adjourned at 8:32pm

Respectfully submitted,  
Sharon Amero