

Town of Gorham
Joint Hearing with the Zoning Board &
Planning Board Minutes
June 27, 2013

Members Present: Michael Guay, Wayne Flynn, Mike Waddell, Dan Buteau, Paul Robitaille, Reuben Rajala, Earl McGillicuddy

Absent: John Losier

Excused: Barney Valliere, Wayne Flynn

Others: John Scarinza, Code Enforcement Officer

Members of the Public Present: Al & Kathleen Duncan, Tim Sappington, Neil Beaulieu & Karen Tolin representatives for Raft NH & Muddy Paws Sled Dogs

Planning Board Meeting called to order: 7:04 pm by Chairman, Michael Guay. Chairman Guay appointed Reuben to sit in place of Wayne as a full voting member for the meeting.

Planning Board Roll Call:

Acceptance of Minutes: An amended copy was given to Chairman Michael Guay with changes on page 3. Michael Guay read the changes out loud to the board members and all were brought up to date on the changes. A Motion was made by Paul Robitaille, 2nd by Reuben to accept the Amended Minutes of June 13, 2013 as amended. All were in favor.

A Motion made by Mike Waddell and 2nd by Reuben to recess the Planning Board meeting to go into joint meeting with the Zoning Board.

Joint meeting called to order at 7:12 by Chairman Michael Guay.

Planning Board Roll Call for Joint Meeting: Members Present: Michael Guay, Wayne Flynn, Mike Waddell, Dan Buteau, Paul Robitaille, Reuben Rajala, Earl McGillicuddy. Chairman Michael Guay appointed Reuben to sit in Wayne's place as Wayne recused himself from the meeting.

Absent: John Losier

Excused: Barney Valliere, Wayne Flynn

Roll call done for Zoning Board: Paul Cyr, Wayne Flynn, Thomas Dyar, were all present. Wayne Flynn abstained as he was not present at the last meeting.

Excused: Sue Whitehouse, Keith Roberge, Stephanie Kennedy, Yves Zornio

Let the record state that with only three people present for the Zoning Board tonight, and with Wayne abstaining, the board will pass over reviewing and accepting the Minutes of February 21, 2013 until their next meeting.

Zoning Board Case #03-2013, Al Duncan property located at 129 Main Street- variance.

Planning Board Case #04-2013 – Al Duncan, property located at 129 Main Street- Site Plan Review

Chairman of the Zoning Board, P.J. Cyr advised Mr. & Mrs. Duncan that they had the right to continue their site plan review & variance case to a later date as there was not a full voting board present tonight to vote on their case. He explained to the Duncan's that if the board were to vote tonight and they were denied, they would not be able to appeal the decision. Chairman, P.J. Cyr also went on to read correspondence received from the Town's Attorney, Ed Boutin to the Duncan's and all present regarding his opinion of the Duncan's request. Mr. & Mrs. Duncan made the choice to continue their case to the next available date when a full voting board would be present. The Zoning Board Chairman and the Planning Board Chairman determined that July 11th, 2013 would be the next best available date to hear the Duncan's case. A Motion was made by Zoning Board members Wayne Flynn and 2nd by Tom Dyar to continue the Duncan Variance to July 11th, 2013, all were in favor. A Motion was made by Planning Board members Mike Waddell and 2nd by Paul to continue the Duncan case #04-2013 to July 11th, 2013, all were in favor.

At 7:28 pm a Motion to Adjourn Joint Meeting was made by Mike Waddell and 2nd by Wayne. All were in favor.

7:29 pm. Planning Board is Out of Recess.

Work Session: Chairman Guay explained that there were very large issues regarding the work session with Tara. He stated that in speaking with Tara she stated that she never received the material and recommendations from H.E. Bergeron for her review and comment. Tara will work on this information when she receives the necessary material. Tara did forward a document with proposed deletions and additions of wording from material she had received in the past. Chairman Guay suggested the board members review the documentation on their own time and then they can discuss the information at their next meeting. Chairman Guay stated he received an email from Tara and he read it to the board members. He will forward Tara's email to the board members for their review to discuss at their next meeting on July 11, 2013. Chairman Guay will contact TM Frost to discuss who to contact from DOT regarding road standards. The board agreed on the date of August 15, 2013 to meet with Tara for a work session to discuss the road standards.

Old Business: Continuation of Case #03-2013 – Lot Line Adjustment – Lot Merger:

Brouillette/Boisclair/Kelley & Munce. Chairman Guay reported he had no new information on this case.

This case will be continued and put on the Agenda for the July 11, 2013 meeting. A Motion to Continue this case until the July 11, 2013 meeting was made by Mike Waddell and 2nd by Dan Buteau. All were in favor.

New Business: Muddy Paws Sled Dogs & Raft New Hampshire, Neil Beaulieu & Karen Tolin. They are looking to purchase the old Boisclair Property, aka Pat's Auto Sales property on Lancaster Road, to relocate their business which is currently operating on Main Street in Gorham. They are before the board tonight looking for guidance to what they need to do to utilize said property if they were to purchase it as it would be a change in use. Code Enforcement officer John Scarinza advised Neil & Karen to come before the board this evening for preliminary site plan to explain what they would like to do. Note: The property is in Residential A.

Duly Noted: Mr. Paul Robitaille stated that he would like to recuse himself from this case as he did not feel he would be able to give an unprejudiced opinion in this matter.

The board had concerns regarding non-conforming use of the property going from an automobile dealership to a tourist operation, from a non-conforming business to a change of use non-conforming business. The checklist was reviewed with the applicants. The board agrees that a full scale drawing will be required to include snow removal and drainage plans, restrooms, kitchen plans, etc., the more information provided to the board, the better for the applicants.

The Planning Board recommended the applicants complete the Application for Site Plan Review and come up with a plat and architectural drawings and submit the documents to Lisa @ the Town Garage. Once this has been submitted we can start the process of contacting the abutters to inform them of the meeting date.

NOTE: Paul Robitaille returned to his seat to continue the meeting.

Other New Business: Application to Merge Lots for Tax Assessment and Land Use filed by LaPierre, Nelson F & Mary C, Trustee of the NFL & MCL Irr, TAX MAP #U3, LOTS/PARCELS: 22 & 23, BOOK/PAGE 1334/659, 18 Mill Street. Document signed by Chairman Michael Guay on June 27, 2013. A Motion to Accept the Application to merge Lots 22 & 23 on Tax Map U3 into Lot 23, with an address of 18 Mill Street was made by Mike Waddell and 2nd by Reuben. All were in favor.

Old Business:

Chairman Michael Guay reported that Ted Gowdy, representative for 443 Main Street, LLC had contacted TM Robin Frost stating he had new information to provide to the board. This information will be submitted on the updated plat that he will submit to the Planning Board for final approval. The board members agreed that they need TM Frost to be on board and that they needed proper legal documentation in order to move forward with this case.

DISCUSSION: Board member Mike Waddell expressed to the board members that it would be helpful in the future if cases that were to come before the board were put in PDF form for the board members to review. It was also stated that applicants need to submit applications and or information in a timely fashion for the board members to have adequate time to review prior to hearings.

Next Meeting: Continued joint meeting with the Zoning Board scheduled for July 11, 2013 @ 7:00 p.m. At this time the board will meet to continue Planning Board Case #04-2013- & Zoning Board Case #03-2013-Al Duncan, property located at 129 Main Street, Gorham.

Motion to Adjourn was made by Mike Waddell and 2nd by Paul. All were in favor. Meeting adjourned @ 8:39 pm.

Approved November 21, 2013