

Town of Gorham Planning Board Minutes January 18, 2024

Call to order: The meeting was called to order at by Chairman Robitaille at 6:30pm

Members Present: Paul Robitaille (Chairman), Reuben Rajala, Robert Gargano, Michael Waddell (Ex-Officio), Earl McGillicuddy and Dennis Pednault (alt).

Members Excused: Abby Evankow

Members Absent: Brian Ruel and Dan Buteau

Appointment of Alternates: Chairman Robitaille appointed Dennis Pednault as a full voting member.

Members of the Public: Michelle Lutz (Board Clerk), Tara Bamford, (Consultant - Remote), Paul Croteau (Applicant – 620 BG LLC) and Steve Heyliger.

Review and Accept Minutes of December 21, 2023: Robert Gargano made a motion to accept the minutes as presented which received a second from Mike Waddell. The Clerk informed the board that Abby Evankow had emailed with a recommendation to amend the minutes to reflect the discussion regarding the lighting of the flag at the Mom's location by adding the following: "Brian Ruel said that the Milton Rents flag is illuminated 24 hours but the light faces down instead of up. MOM's might be approached to have a similar down facing light, so as to help preserve our Dark Skies". The board agreed that the amendment was prudent, and Chairman Robitaille called a roll call vote: Dennis Pednault – Yes Mike Waddell – Yes Reuben Rajala – Yes Robert Gargano – Yes Earl McGillicuddy - Yes

Review and Accept Minutes of the on-side visit at 620 Main Street on January 16, 2024 – On a motion from Mike Waddell with a second from Dennis Pednault to accept the minutes as presented, Chairman Robitaille called for a roll call vote: Dennis Pednault – Yes Reuben Rajala – Yes Robert Gargano -Yes Mike Waddell – Yes Earl McGillicuddy - Yes

Identification and Resolution of any conflicts: No conflicts were identified.

Public Hearing for Case #13-2023 (Continued)

Steven Heyliger explained to the board that one of the items that was an outstanding question as part of the property lines was a culvert that runs underneath the property. He researched and found a prior owner (Armand Patenaude) had conveyed an easement to the NH DOT to allow the culvert to pass from Main Street through the property coming out of the embankment at the rear of the property. He supplied the deed indicating that easement. Robert Gargano wanted to recognize Mr. Croteau's efforts to clean up the site. Dennis Pednault brought up the neighbors to this property are using the property without town permission. Mike Waddell noted that this survey identified that issue and this is something that will need to be looked at in the future. He

felt that a fence at this time is appropriate at this site. Mr. Croteau asked if he could use the town property for customer parking. Tara Bamford presented the board with a draft Notice of Decision which she drafted with input from the Town attorney. The board went through the Draft NOD and made several changes. Chairman Robitaille closed the public hearing at 7:24 pm. On a motion from Mike Waddell to approve the site plan as amended in the Notice of Decision (see attached) which received a second from Robert Gargano, Chairman Robitaille called for a roll call vote: Robert Gargano – Yes Reuben Rajala – Yes Mike Waddell – Yes Earl McGillicuddy – Yes Dennis Pednault – Yes and Paul Robitaille – Yes.

Conceptual Consultation – the Clerk informed the board that the conceptual consultation had been cancelled.

New Business

Consultants Contract – Mike Waddell made a motion to approve the contract for Tara Bamford for 2024 for her work with the board and staff. The motion received a second from Earl McGillicuddy. All members voted in favor.

Old Business

None

Public Comment

None

Next Meeting – February 15, 2024

Adjournment – On a motion from Dennis Pednault with a second from Michael Waddell, the board voted, unanimously, to adjourn at 7:36.

Respectfully submitted,
Michelle M Lutz
Planning Board Clerk (Acting)