

**Town of Gorham**  
**Planning Board Minutes**  
**July 21, 2016**

**Members Present:** Wayne Flynn (Chair), Mike Waddell (Alt), Dan Buteau, Dennis Arguin, Reuben Rajala and Barney Valliere (Arrived at 7:05)

**Members Excused:** Patrick LeFebvre (Ex Officio) and Paul Robitaille

**Members Absent:** Earl McGillicuddy and Terry Oliver (Alt Ex-Officio)

**Members of the Public Present:** John Scarinza (Code Enforcement Officer),

**Call to order:** The meeting was called to order at 7:02 by Chairman Flynn

The Chairman appointed Mike Waddell to replace board member Barney Valliere until Barney arrived at 7:05. He then appointed Mike Waddell to replace Paul Robitaille

**Acceptance of Minutes of June 16, 2016** – On a motion from Mike Waddell with a second from Dennis Arguin, all members voted to approve the minutes as presented with Reuben Rajala abstaining.

**Code Enforcement -**

- 1) CO Scarinza informed the board that a building permit had been received to remodel the Girl Scout Camp (34 Jintown Road R6, L25) into a tourist accommodations. As Tourist Accommodations are not allowed in Residential A zone, the permit will need to be denied. It appears that the long range plan for the property will be for a campground with the existing buildings to be used as cabins. Mike Waddell questioned how the proposed use would be any different as the Girl Scouts had used the property for camping for many years. The board discussed that because the Girl Scouts have not used the property in several years for camping would the grandfathered use be considered abandoned. The Girl Scouts used the main building as their cook area and just had tents in one area for approximately one to two weeks a year. If the intended project is to potentially have designated camp sites that would be a different use. The board also questioned what the overall plan for the property was but the application doesn't really explain it. As no plans were submitted with the application, CO Scarinza will contact the applicant to inform him that plans needed to be submitted, not only for the building but for the whole project, so he has a better idea of what the overall intent of the use will be.

- 2) Dry Camping – CO Scarinza informed the board that he had attended a meeting of the Board of Selectmen along with members of the Fire and Police Departments regarding dry camping during the upcoming Jericho ATV Festival in August and the bigger Polaris RZR Festival in September. The BOS voted not to allow ANY dry camping during these two festivals. Mike Waddell has heard from other residents that they are opposed to the board’s decision but doesn’t believe those comments are getting tyo the Board of Selectmen. CO Scarinza brought it to the boards attention to see if the board wanted to look at this for the future as well as parking concerns as ATV use in the area is steadily increasing. The board would like to look into for possible changes to the zoning ordinance in 2017.

**New Business –**

Mike Waddell mentioned that he has been involved with a Listening Committee through the Carsey Institute out of UNH that he thinks might tie in well with the Town’s Master Plan which may be helpful to the board as it looks at the issues of Dry Camping, AirBnb & VRBO and/or ATV use in the area. CO Scarinza also mentioned that the Northern Forest Center is working on Community Revitalization in the North Country to attract young people with families to these rural areas and to leverage the region’s assets and potentially bring entrepreneurs to the area to stay and revitalize the area. They are looking for pilot communities for this project. He questioned if the board wanted to speak with Julie Evans who is spearheading this project to see if the Town might be interested in being a pilot community for this project. The board felt this would be a good idea and asked John to contact Julie to arrange to have that discussion with her.

**Public Comment - None**

**Old Business –** Wayne questioned if the secretary had received the Town Attorney’s letter from the Town Manager regarding the property at the end of Evans Street. He had requested a copy for the board after the June 16, 2016 meeting where the board approved a driveway permit for Roger Lajoie for that property. The Secretary has not received the letter. Wayne will contact the Town Manager again.

**Next Meeting –** The board already has a meeting scheduled for August 25, 2016

**Adjournment:** On a motion from Barney Valliere with a second from Dennis Arguin, the board voted to adjourn at 8:32.

Respectfully submitted,



Michelle M. Lutz  
July 22, 2016