

**Town of Gorham**  
**Planning Board Minutes**  
**January 7, 2015**

**Members Present:** Mike Guay (Chairman), Mike Waddell, Earl McGillicuddy, Barney Valliere, Dan Buteau and Reuben Rajala

**Members Excused:** Paul Robitaille, Wayne Flynn and Jeff Schall

**Members of the Public Present:** Tara Bamford (North Country Council), Susan Chapman and Richard Poulin

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

**Acceptance of Minutes of December 4, 2014** – On a motion from Mike Waddell with a second from Earl McGillicuddy, all members voted to accept the minutes as presented. Reuben Rajala abstained.

**Public Hearing on proposed zoning changes**

The chairman opened the public hearing at 7:03 to discuss the proposed changes to the zoning ordinance. The hearing was publicly noticed in the December 23, 2014 edition of the Berlin Daily Sun and written notice was given to the owners of property affected by Change #3 on December 19, 2014. The board reviewed proposed change #1 regarding pets, kennels and livestock with minor discussion. Proposed change #2 regarding signs received quite a bit of discussion as to the wording. Change #3 which would create a Commercial compact zone encompassing all of Exchange Street was reviewed with minor discussion. The chairman asked if there was anyone from the public who wished to speak for or against the proposed zoning changes. Richard Poulin who owns property located at 19 Exchange Street questioned how proposed change #3 would affect his property should he wish to build a garage on that property as it would be within the setbacks. It was explained that he would need to submit a site plan for which the Planning Board may grant a conditional use permit. There were no further questions or comments from the public. The public hearing was closed at 7:39 pm. Mike Waddell made a motion to amend the proposed Amendment #2 dealing with signs in District 1 to read *“In the case where more than three (3) businesses occur on a lot, the landowner or agent may apply to the Zoning Board of Adjustment for a Special Exception as provided in Section 7.03 to increase the number of signs up to the number of businesses, provided however that the additional signs shall not be on individual freestanding signs.”* The motion received a second from Barney Valliere and all members voted in favor. Mike Waddell then made a motion to include proposed amendment #2 (signs) as previously amended as well as proposed zoning amendments #1 (pets) and #3 (Commercial Compact Zone) on the Town’s 2015 Warrant. The motion received a second from Dan Buteau and all members voted in favor. Tara will get the amendments to the secretary to be included on the warrant.

**Code Enforcement** – The Code Officer was unable to attend the meeting, however there was no new information to update the board on. However, Mike Guay questioned the closure of the Wild Things business at 323 Main Street and its opening at 605 Main Street in the old Fastenal Building. This move should have precipitated a change of use and/or site plan review. The secretary will ask the Code Enforcement Officer to look into this.

## **New Business**

### **Lot Merge Applications–**

**Chapman** - The board reviewed an application to merge lots at 10 and 12 Claybrook Road (Tax Map U30, Lots 27 & 28) Motion by Mike Waddell to approve the merger received a second from Barney Valliere. All members voted in favor.

**Therrien** – The board reviewed an application to merge lots at 24 & 26 Spruce Street (Tax Map U8, Lots 65 & 66). Motion was made by Mike Waddell with a second from Reuben Rajala to approve the merger. All members voted in favor

**Smith** – The board reviewed an application to merge lots at 128 & 130 Glen Road (Tax Map R1, Lots 7 & 8). Motion was made by Mike Waddell with a second from Barney Valliere to approve the merger. All members voted in favor.

## **Plat Acceptance**

**Labonville** – The secretary presented the board with a submitted application for properties located at Tax Map U11, Lots 5A, 6 & 7. The board reviewed the application, checklist and plat. The board voted to accept the plan and to hold a public hearing on February 5, 2015. However, the board would like to inform the applicant/agent that they have several concerns with this plat. Those concerns are:

- 1) New lot 5A will be substantially substandard in size and will require a variance
- 2) New Lot 5A does not meet all required setbacks and will require a variance
- 3) Lot 7 will have two dwelling units on one lot (though the plan says the mobile home will be moved) which would require at least a condition if not a variance
- 4) Mobile Home located at MH lot #28 currently crosses the property line between U11, L6 and U11, Lot 5 which will require a variance
- 5) A mobile home situated at MH Lot #12A is accessed via Lot U11, L6 but sits on U10, Lot 5
- 6) Essentially the application is asking the board to approve non-conforming lots

**P&L Cote**– The secretary presented the board with a submitted application for properties located at Tax Map U11, L9 & 9A. the board reviewed the application, checklist and plat. The board voted to accept the plan and to hold a public hearing on February 5, 2015. The board found only two items that may need to be addressed. Those are:

- 1) The “truck stop” sign is actually located on State of NH property and not the owners property. They are unsure if the applicant was aware if their property did not directly abut Route 16 or that the sign is not located on their property

- 2) Currently the southern end of the property has an access point that crosses Tax Map U9, Lot 8A which does not appear to have a deeded ROW
- 3) The northern most entrance sits partially on Tax Map U9, L9A, Lot 9 and the portion that is actually State owned property. This will need to be addressed.

**Next Meeting:** The next meeting is scheduled for February 5, 2015.

**Adjournment:** On a motion from Dan Buteau with a second from Mike Waddell, the board voted to adjourn at 8:27 pm.

Respectfully submitted,



Michelle M. Lutz

APPROVED 2/5/2015