

Town of Gorham
Planning Board Minutes
May 14, 2015

Members Present: Mike Guay (Chairman), Mike Waddell, Wayne Flynn, Reuben Rajala, Jeff Schall, Dan Buteau and Paul Robitaille (Alt)

Members Excused: Barney Valliere and Earl McGillicuddy

Members of the Public Present: Burke York, Bert Drouin, Normand Labonville, Cecile & Richard Clark, Liz Brickley, Dan & Jackie Taillon, Jeanette Morneau, Bobby Ramsey

Call to order: The meeting was called to order at 7:00 by Chairman Guay

Acceptance of Minutes of April 30, 2015 – On a motion from Dan Buteau with a second from Reuben Rajala, all members voted to accept the minutes as presented except Mike Waddell who abstained.

Acceptance of Minutes of March 26, 2015 – On a motion from Mike Waddell with a second from Wayne Flynn, all members voted to accept the minutes as presented with Dan Buteau, Paul Robitaille and Jeff Schall abstaining.

Appointment of Alternates – Chairman Guay appointed Paul Robitaille as a full voting member in place of Barney Valliere

Case #03-2015 – Gosselin – Variance - Continuation

Jamie Morton (the potential purchaser of the Gosselin property and the person who will be operating the proposed B&B/Hostel) contacted the Board Secretary to inform the board that she is not yet prepared to continue with her Site Plan Review. On a motion from Mike Waddell with a second from Dan Buteau, the board voted to continue this case to their June 18, 2015 meeting.

Case #05-2015 – Drouin – Minor Lot Line Adjustment / Site Plan Review

Paul Robitaille, and Dan Buteau as abutters, recused themselves from the vote on this case but asked to remain as a members of the board during discussion. Burke York presented plans with a conceptual drawing of the proposed project as well as pictures of the owners other facility in Shelburne for reference. The project is proposed to be a self-storage facility at the former Gorham Brick & Block property located at 38A Lancaster Road. This project will take 3 existing lots (U8, Lot 15 and U18, Lots 38 & 40) move the lot line between U8, L15 and U8, L40, take the remainder of U18, L40 and merge it with U8, L38 at a later date. The newly configured Lot U8, L15 will house a self-storage facility. The former Brick & Block building will remain and become the office for the “Good Neighbor Storage Facility” as well as the main entrance and will be gated. The existing chain link fence will be removed and new black railed fencing will be installed. There will be an emergency only access gate at the northwest corner of

the property abutting the "Pike Industries" ROW. There will be 3 units measuring 30' wide by 200' long approximately 15' in height containing approximately 196 units for cold storage only. Pike currently has a deeded ROW over U18, L40 but the deed does not specify the exact location. However there is no plan to move the road from its current location. Paul questioned if there was a ROW across U18, L38 for the benefit of Pike for the transmission line. This was not researched. There will be downward facing lights on the buildings at approximately 8' high that will be on motion sensors timed to stay on for 5 minutes with 60 watt bulbs. Abutter Paul Guay was concerned with traffic, noise and lighting. He felt that these would be a nuisance to the people he rents to. He would like a fence on that side of the property even though there is a vegetative buffer there. He was concerned with vehicle lights penetrating the vegetative buffer and being a nuisance to his renters. Emergency personnel will have access via a "yelp" system. The units will be accessible 24 hours a day. Concerns were raised about renting units for ATV storage if it was open 24 hours. However, the Town has a curfew for ATV's limiting the hours they can be operated. Concerns were raised about someone renting units and using them commercially. The contract for the units specifically says they cannot be used commercially and no one can live in them. There is a berm along Moose Brook which will be allowed to re-vegetate. There is parking at the Northeast corner for possible trailer storage. The TRC met to review the project and the minutes were presented to the board. Currently the Town stores snow on the corner of the lot during snow storms which is then picked up, this will be allowed to continue. Current drainage patterns will remain and a detention swale will be added to keep the water on-site in high water events. There are currently no plans for the remainder of U18, Lot 38. The building located on that lot still has some of the prior owners items in it. There are no plans to do anything with it at this time. There is another building at the back of the property which may be used for future storage as it appears to be sound. Paul questioned how the lots at U18, Lots 38 & 40 will be accessed. Mr. Drouin stated they would be accessed through the Pike ROW and not from Route 2. Concerns were raised about dust from vehicles. Currently the lot is bare ground, the proposed buildings will cover most of the exposed ground which should reduce any dust. The light at the gate will have a sensor on it. There was discussion about planting soft wood trees along the east side, or possibly installing a fence. Mr. Drouin agreed to discuss it with Mr. Guay if any issues arose and work with him to address it. The board completed the Minor Lot Line Adjustment checklist. Mike Waddell made a motion to accept the Minor Lot Line Adjustment as presented which received a second from Wayne Flynn. All members voted in favor with Paul and Dan recusing themselves as abutters. The board completed the Site Plan Review checklist. Mike Waddell made a motion to approve the Site Plan Review as presented. The motion received a second from Reuben Rajala. All members voted in favor with Paul and Dan recusing themselves as abutters.

Case #06-2015 – Taillon – Site Plan Review

Burke York presented plans for the Taillon's proposed self-storage facility they would like to develop on their land at Map U3, Lot 62 (36 Glen Rd). The proposed project will consist of 3 buildings: 2 – 30 x 180 unheated and 1 – 45 x 180 which will be temperature controlled. There will be a 1,000 gallon, underground propane tank for heat in that building. The lot will be fenced in by trees along Promenade Street at the southern end (though they will be trimmed to allow for sight distance), a berm abutting the Ramsay Trucking property on the western side, large boulders on the Route 16 (eastern) side of the property and a 6' high chain link fence at the northern end of the proposed project area. The primary entrance will be from Route 16. There will be drainage swales at the northern, eastern and western sides of the property and there are already catch basins on the lot. The proposal calls for an additional gated entrance on Promenade Street. Lighting will be dark skies approved and

on a motion sensor timed to stay on for 20 minutes. There will be video surveillance utilized. There will be water onsite but no sewer. For now the lot will remain gravel but may be paved in the future. Snow storage will be on the Route 16 side of the property. There will be approximately 120 units. The temperature controlled building will have interior hallways to access the temperature controlled units and will have non temperature controlled units along the outside. The board was presented with the minutes of the Technical Review Committee. There were no concerns other than Fire Chief Eichler stating that the trees along Promenade Street (which were conditions of a previous subdivision) should be upheld. Access to the property will be via code entry, which will be provided to emergency personnel, and will not have an emergency "yelp" access. Questions arose regarding the Promenade Street access. This access is to accommodate traffic flow. Wayne questioned if another gate could be added at the north western corner of the lot which would allow for a single access point on Route 16 and would eliminate the need for the gate on Promenade Street. Abutter Cecile Clark expressed concerns with the Promenade Street entrance as they already have Bryant Funeral Home on that street and in the winter there are traffic issues during a wake/funeral as the street is narrow. There are already trucks on the street for Ramsay Trucking. The street is already in bad shape. She has concerns about possible ATV and/or snowmobile storage which could potentially increase ATV traffic on that street. She is also concerned with the increased traffic as several families with young children live on the street. She would like to see the Promenade Street access eliminated. She also questioned what would be allowed to be stored in the temperature controlled building. The building will be controlled at 60 degrees. No flammable or hazardous material will be allowed and no vehicle repairs will be allowed onsite. Abutter Jeannette Morneau questioned why the placement of the propane tank needed to be on the Promenade Street side. The temperature controlled building which will use the propane is proposed to be closest to Promenade Street and the propane needs to be close to it. Filling of the propane tank will happen from within the facility and not from Promenade Street. The tank will be 20 feet from Promenade Street. She also questioned if the buildings would have fire detection systems. The buildings will not have fire protection systems but there will be a fire extinguisher in the furnace room. Liz Brickley stated she was in favor of the project as temperature controlled storage units are better for antiques and instruments. The board completed the checklist. Mike Waddell made a motion to approve the Site Plan Review with the conditions as indicated on the York Land Services Plan dated May 11, 2015 (remove the gate and driveway on Promenade Street, remove the sign on Promenade Street, Trees on Promenade Street are to remain and not be trimmed and all abutters need to be corrected on the plan). The motion received a second from Wayne Flynn. All members voted in favor. On a motion from Mike Waddell with a second from Dan Buteau, the board voted to give the chairman authority to sign the corrected plan without requiring the site plan to need to return to the board for Final Approval. All members voted in favor with the exception of Paul Robitaille who was opposed.

Code Enforcement – The board asked the Code Enforcement Officer to look into the light at Lydia's Hair Salon on the Berlin-Gorham Road as it is blinding to traffic.

New Business

Paul Robitaille suggested that the board discuss interior lit signs and possibly changing the ordinance.

Old Business –

- 1) The secretary brought to the board's attention a minor lot line adjustment plan that had been approved several years ago. The deeds for this plan were never recorded. In the meantime, the properties land area were adjusted. This is something the board has discussed several times. The property recently sold and during this process, new deeds had to be drawn up and recorded. The secretary suggested that in the future, the board set a time limit to have the deeds recorded as a condition of the approval.
- 2) **Case #01-2015 – Labonville Trust – Minor Lot Line Adjustment**
The Minor Lot Line Adjustment received a Variance from the Zoning Board of Adjustment which was one of the conditions of approval. A condition of the approval was that Mobile Home #20 be moved so it no longer crosses the boundary line between Labonville Trust and Labonville, Inc land. He presented a picture that appears to show that the mobile home does not cross the boundary line between the two properties. He would like to have the board remove this condition from the approval. The board felt that the surveyor needed to correct the plan. Mike Guay will contact Burke York for clarification and the board agreed to pass over final approval until these questions are answered.
- 3) Wayne informed the board that all the handouts from the Spring Conference are now online if anyone wishes to review them.

Public Comment: None

Next Meeting: The next meeting is scheduled for June 18, 2015.

Adjournment: On a motion from Wayne Flynn with a second from Paul Robitaille, the board voted to adjourn at 9:40 pm.

Respectfully submitted,



Michelle M. Lutz