

**Town of Gorham**  
**Planning Board Minutes**  
**September 18, 2014**

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

**Members Excused:** Barney Valliere, Wayne Flynn and Earl McGillicuddy

**Members of the Public Present:** John Scarinza (Code Enforcement) and Mary Pinkham-Langer

**Call to order:** The meeting was called to order at 7:07 by the Chairman

**Appointments** – The Chairman appointed Reuben Rajala to replace Wayne Flynn and Paul Robitaille to replace Barney Valliere as full voting members.

**Acceptance of Minutes of August 14, 2014** – On a motion from Mike Waddell with a second from Dan Buteau, all members voted to accept the minutes as presented. Jeff Schall and Mike Guay abstained.

**Acceptance of Minutes of August 28, 2014** – On a motion from Mike Waddell with a second from Reuben Rajala, the board voted to accept the minutes as presented. Dan Buteau abstained.

**Work Session – Mary Pinkham-Langer (DRA Gravel Tax Appraiser)**

The board met with Mary to discuss gravel pits, definitions, processes, procedures and regulations. Mary explained that as the Gravel Tax Appraiser, she can assist towns and advise the regulators to be sure gravel pits meet at least the minimum requirements as set forth in RSA 155E. Much of the discussion surrounded defining commercial excavation, agricultural excavation, landscaping, minor excavation and incidental excavation which are not defined by RSA 155E. Discussion also included reclamation, what gravel pits would have to have done to be considered grandfathered and reclamation procedures. Mary also informed the board that they can have a regulator of their choice to review gravel pits or they can ask her to go out with them during their annual review. Mary gave the board sample gravel permit application checklist and regulations for the board to review. There was also discussion regarding documentation and what needs to be in the Town files. Mary will help the assessing clerk to review all the property files for any gravel pits in Town to find out what documentation we have and what we may need to get copies of. This will also help us to determine if any of the pits in Town are grandfathered. Mary will also review any proposed changes to any regulations the board chooses to adopt.

**Planning Board Fees** – This item was passed over and will be on the next agenda.

## Code Enforcement – John Scarinza

- 1) 117 Main Street – (Former Wilfred’s Restaurant) The sign at this location has been on the board’s agenda before and is currently being repaired by the owner. John has received calls from abutters of the property because they don’t feel the structure of the sign should be repaired but feel it should be removed completely. John informed the abutters that there was not, nor is there anything, in the ordinance that says the structure of a sign be removed. The ordinance says that any “sign” pertaining to a former use must be removed. The information pertaining to the previous business has been removed.
- 2) Moose Meadow – (240 Main Street) John has received calls concerning the owner of the property cutting propane tanks into fireplaces as well as the presence of propane odor in that area. John spoke with the owner who says he has been recovering Munce’s propane tanks since that business closed. The ones that are good, he takes to the Munce property but the bad tanks, he makes fireplaces out of. He fills them first with water before cutting them open. John will check with the Fire Chief to see if he has any safety concerns.
- 3) Scorched Earth – (590 Main Street) John spoke to the owner who says they are only offering bolt-on parts at this time (winches, bumpers, suspension etc). The original plan was for high performance equipment but the owner has not received certification for that yet. What they are currently doing is not much different from the prior use of the property so at this time a Site Plan Review is not needed. He did inform the owner that any additional changes to the business would require Site Plan Review. He also spoke to him about getting a sign permit.
- 4) Paradise Park – (19 Libby Street/Eden Drive) John spoke to Clermont Drouin about changing one of the driveways on the mobile home park expansion that was approved by the board. John told him that he would need to go before the planning board for an changes to an approved Site Plan
- 5) Lavigne – (70 Main Street) John received a call from the neighbor abutting this property regarding a patio and steps that were built on the side of the property. John visited the site as it appeared the original Site Plan as approved by the board was changed by the owner. The owner explained that the existing porch was found to be structurally unsafe when they began to look at it. They decided to pull that off and make a concrete veranda that would support the second floor egress as well as give the owners of each unit in the building a place to have a grill. The steps leading off the veranda ended up in the side setback by a few inches. The abutter said if the owner put up a fence the whole length of the property line then he would not complain at any hearing for a variance. The owner chose to remove the steps from the setback and moved them to another location instead of installing a fence or amending the Site Plan.
- 6) Berlin City – (485 & 545 Main Street) The board asked why both locations were again parking cars in the State of New Hampshire ROW. John will speak to the new DOT supervisor to see where they stand with this.
- 7) KGI – (491 Main Street) Interior renovations have been permitted at this time for the Department of Motor Vehicles to move into the plaza. The owners wanted to apply for a sign permit for their new tenants. However, they are currently over their allowed number of signs. It was suggested that they develop a complete sign package that they want to install. Then they can apply for a variance for one package. This would allow them to inform any future tenants as to exactly what they would be

allowed for signage before they agree to rent any space which will eliminate multiple applications for variances.

**New Business:** The chairman informed the board that the secretary asked to attend some training in Littleton regarding planning procedures and to take the fees out of the Planning budget. On a motion from Mike Waddell with a second from Dan Buteau, the board voted to approve the request.

**OLD BUSINESS:** Labonville Trust – The chairman has received word that the necessary paperwork for the minor lot line adjustment for Labonville will not be ready for the October 2, 2014 meeting. The applicant will contact the board when they are ready to proceed.

**Next Meeting:** The next meeting is scheduled for October 9, 2014 as a work session with Tara Bamford of NCC

**Public Comment:** None

**Adjournment:** On a motion from Dan Buteau with a second from Mike Waddell, the board voted to adjourn at 9:20 pm.

Respectfully submitted,  
Michelle M. Lutz  
September 22, 2014