

Town of Gorham
Planning Board Minutes
July 19, 2012

Members Present: Daniel Buteau (7:25 pm), Wayne Flynn (Chairman), Michael Guay, Earl McGillicuddy, Paul Robitaille, Michael Waddell,

Absent: Bruno Janicki (Alt), Reuben Rajala (Alt), Barney Valliere

Other: Robin Frost, John Scarinza, Makitis, Steve Roy, Rose Dodge, John Losier, Tara Bamford of N. Country Council, Darlene Forst of DES

Meeting called to order at 7:04 pm by Chairman Wayne Flynn.

Acceptance of Minutes: Motion made by Paul Robitaille to accept the minutes as written, seconded by Mike Guay. Mike Waddell abstained. All were in favor.

Work Session: With guest speakers, Tara Bamford and Darlene Forst, Chairman Flynn decided to begin the meeting with the Work Session.

Tara Bamford :

Private Roads – General discussion. Many ideas and suggestions were made on how they are defined, how to regulate the Private Roads, it was questioned, what is the standard, wording of the ordinance, penalty if violated, and ensuring a release of liability is signed by the applicant.

7:25 pm Dan Buteau arrived

Containers: General discussion. They need to be defined and it needs to be determined how long temporary containers should be allowed before they are taxed. John Scarinza stated they fall into the definition of structure.

Fences: General discussion. Mike Waddell suggested town adopts what Berlin has for ordinance. John Scarinza stated currently any fence less than six feet does not need a permit, but over six feet does require one. It was suggested all fences need a permit. Tara interjected there is a criteria for special fences. John suggested the wording be changed from six feet to "Average Grade." Mike Waddell suggested if the fence is over six feet land owner needs to go to the ZBA for their approval.

Other areas visited: Setback, property line, variances and special acceptations. **Tara Bamford will return, on August 23, 2012**, with suggested wording for the above mentioned items.

John Scarinza: in the future he would like to look at Banners and Trailer/Modular Home size limits allowed on lots.

Darlene Forst from DES/Shoreline Protection:

Handouts were given to all members to follow during her presentation and questions were encouraged. She explained definitions, how the formulas are calculated and the changes in laws over the past few years. Darlene stated most of the laws were developed for the lakes not the rivers. She further stated there changes in the works to address the rivers. The Shoreline Protection Application was reviewed in detail .

Darlene will send Robin Frost a map and current rules have on hand, along with Shoreline Protection Applications.

Review of Commercial Building Permits: There are no applications at this time, but on *August 2, 2012 there is a Site Plan Review Meeting for Berlin City Chevrolet.*

Wayne Flynn asked John Scarinza if Jay Holmes had completed the requirements set for him so he could sign off it. John confirmed he has and stated what was done.

New Business: Lot Merger requests were submitted by Yves Zorino; Chairman Flynn signed the requests.

Old Business: None

Public Comment:

Max Makitis - spoke on Private Roads and how he supports them. When they are built it brings money to the area. They must be built in a reasonable fashion, too many standards can hurt.

John Losier – Stated he has been an alternate on the board for about 15 years. He has an issue with his 1 year term, stated all others were given three year terms. He does not feel good about this.

He also has issue with his daughter’s Lot Line not being approved yet. Paul Robitaille interjected that it was tabled, she was asked to make some minor changes and the board has not heard back from her since. Wayne Flynn stated he was not on the board at the time, but will research case.

Next meeting will be August 2, 2012 at 7:00 pm

Motion to adjourn made by Earl McGillicuddy, 2nd by Paul Robitaille; all in favor. Adjourned at 9:45 pm

Respectfully submitted,
Sharon Amero

Approved 8/2/2012