

MINUTES
TOWN OF GORHAM PLANNING BOARD
March 25, 2019

PRESENT: Chairman Harvey Mrs. Rasmussen
 Mr. Farmer Mrs. Harris
 Mr. Hoover Mr. Dailey

EXCUSED: Mr. Zimmerman

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Hoover made a motion to approve the February 25, 2019, minutes. Mrs. Rasmussen seconded the motion. Harvey, Farmer, Rasmussen, Harris & Hoover voted Aye. Dailey abstained. Motion carried.

PUBLIC HEARINGS:

Application #34-2018, Mark Greenfeld, owner of property at 5380 County Road 11, requests site plan approval to build a single family home.

Chairman Harvey re-opened the public hearing that was adjourned on February 25, 2019. The applicant has not provided any additional information. Chairman Harvey closed the public hearing and called the application closed for further action.

Application #04-2019, Pierre & Karen Heroux, owners of property at 3780 Meadow View, requests site plan approval to build a single family home.

The public hearing was opened and the notice as it appeared in the official paper of the town was read.

The Zoning Board of Appeals has not granted any of the variances that were requested at this time.

Chairman Harvey asked if there were any comments from the public on this application. Hearing none, the public hearing was adjourned to be re-opened on April 22, 2019, at 7:30PM.

Application #05-2019, Charles Graham, owner of property at 4979 Co Rd 11, request site plan approval for a revised drainage plan for pole barn approved on October 22, 2018.

The public hearing was opened and the notice as it appeared in the official paper of the town was read.

Charles Graham was present and presented his application to the board.

Mr. Graham stated that this drainage plan is a more economical way to handle the storm water.

This plan will handle more storm water than the previous design.

Chairman Harvey asked if there were any comments from the public on this application.

Ilya Voloshin—"We had Greg McMahan from McMahan Larue Engineers review the calculations and I'm happy to say that he was very pleased with the calculations. We are very happy about that because from the original standpoint the only thing we were worried about was the excess of storm water. My understanding from at least the engineer that we hired to review this thing is the structure that is there now, his understanding was, and that is what he related to us is that the 1000 gallon chambers that was supposed to go in was supposed to go in before the construction went up. Because we already have excess storm water potentially because of the impermeable surface. So my question to the board is twofold. Question one. What is the timing of these new proposed chambers? When are they supposed to go in? Because we are concerned with spring coming in and the snow melting potentially having increased storm water on our property. The second question I have is as the system goes in what is the process for inspection to make sure that it's done to what's proposed and what's going in is actually going to handle the water."

Jim Morse Deputy Zoning/Code Officer stated that the Zoning Office will be contacted when they are installing them and he will take the set of plans out to the site and make sure it is being installed as per the design.

Mr. Voloshin asked when the proposed design would be constructed.

Mr. Graham stated that it will be done as soon as possible. As soon as the frost in the ground has melted. Possibly next week if possible. It is a matter of getting prepared and getting the materials delivered.

The Short Environmental Assessment Form was reviewed and completed on October 22, 2018, by the board. The proposed changes do not rise to the level that would require a second review, with just a minor modification to the existing site plan that was previously approved. The building and driveway is not changing, just the method of dealing with the storm water with the design of the underground facility.

Hearing no more public comments Chairman Harvey closed the public hearing.

Mr. Hoover made a motion to approve the site plan with the following condition that the revised storm water infrastructure be in place within a month's time. Mrs. Rasmussen seconded the motion, which carried unanimously.

MISCELLANEOUS:

Mrs. Rasmussen asked where the town was with the Proctor property on Main Street. No Special Use Permit has been granted to him to run a contracting roofing business.

Mr. Morse stated that he knows this is a concern and will work on getting him in for Special Use Permit approval.

Mr. Dailey presented to the board a list of things that he has observed over the years for discussion of possible zoning regulation changes. The list is as follows:

1. Expiry on PB (site plans) and ZBA decisions after an extended period -say 2 years.
2. Building distance from streams; 6mos running vs occasional.
3. Modifications to site plan after approval by PB.
4. Tree cutting in LOD - generally and/or in anticipation of PB review.
5. Penalties for non-compliance including attachment to the deed.
6. Temporary rentals (less than 1 month) in the LOD.
7. Establishing set-backs based on lot size in the LOD.
8. Need for financial bonding for certain commercial projects.
9. Insure Design Guidelines are in fact part of our zoning regs.
10. Outline of specific data needs to be submitted to the PB for action to be considered -rendition of structure to be built (add to CEO list) -indication of tress 12" or more in circumference/before and after.
11. Update water capture requirements when permeable surface is being added.
12. Update bldg height requirements in LOD-suggest straight 30'
13. Demolition permits in anticipation of tear/down rebuild-trees included in the LOD.
14. Construction Fences.
15. Decorative lights on lakefront properties.
16. Update recusal requirements.
17. Update definition of accessory bldg when in a residential or hamlet zone and constructed before the residence is built.
18. How long should voice recorded minutes to PB meeting be retained.
19. Questions of when DEC verses local guidelines effect lakeside development (walls etc).
20. Post construction review by PB.

The board briefly discussed the 20 items. It was decided that the board take these home and think about them for further discussion.

Mr. Dailey made a motion to adjourn the meeting at 8:22PM. Mr. Hoover seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary