

MINUTES
TOWN OF GORHAM PLANNING BOARD
January 27, 2020

PRESENT: Chairman Harvey Mr. Farmer
 Mrs. Rasmussen Mr. Hoover
 Mr. Kestler-Alternate

EXCUSED: Mr. Dailey Mrs. Harris

ABSENT: Mr. Thomas-Alternate

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Kestler, Alternate will participate and vote on all decisions tonight. Mrs. Rasmussen made a motion to approve the December 16, 2019, minutes. Mr. Hoover seconded the motion, which carried unanimously.

The board took a moment of silence in memory of Thomas Zimmerman who passed away January 22, 2020. He was a great Planning Board member and will be greatly missed.

PUBLIC HEARING:

Application #18-2019, Robert Johnson, owner of property at 4989 County Road 11, requests site plan approval to build a single family home.

Chairman Harvey stated that this application has been pulled because they failed to receive the variances that were requested from the Zoning Board of Appeals.

MISCELLANEOUS:

Application #21-2019, Jeff & Tris DiFulvio, owners of property at 3606 Otetiana Point, request site plan approval for a 24' x 32' detached garage.

At the Zoning Board of Appeals meeting the applicant eliminated the north side yard variance by removing the section on the north side and adding the square footage to the rear.

Jim Morse, Code Enforcement Officer presented to the board an updated site plan.

The board by general consent excepted the modification to the plan.

SKETCH PLAN:

Fred Shelley, BME Associates & Jerry and Kelly Proctor were present and presented the board with a concept plan for Proctor Enterprises.

Mr. Shelley stated that the property is located at 2630 Main Street. The existing site includes the 5100 square foot one story building. There is some paved parking areas and some gravel parking areas. There is an existing accessory shed and shed roof area at the rear of the property. The site includes an existing garage use however the service use is a change of use from the pizza restaurant that was in operation there. The concept plan includes delineating 19 new parking spaces within the existing paved area. They have provided for 1 handicap parking space for accessibility to the building. They have also proposed an extension of the pavement to extend to the north. Part of the parking will be along the building. The use that is proposed at the site would require 18 parking spaces per the Town Code. They will have a total of 36, which is being proposed to accommodate the employees as well as company vehicles. They are also adding a board on board dumpster enclosure to house two dumpster units.

Mrs. Proctor stated that they now have a full time employee that cleans up around the shop and keeps it looking nice.

Mrs. Rasmussen asked if this means that their employees will no longer be parking in the Town parking lot.

Mr. Proctor stated that that is the plan.

Chairman Harvey mentioned the parking on the sidewalk while loading.

Mr. Proctor stated that this has changed.

Mrs. Proctor stated that they now keep two trucks loaded so they are ready to go in the morning and keep them in the garage. They pull them out in the morning and bring another truck in the garage to load. There is no more parking on the sidewalk.

Mrs. Rasmussen asked Mr. Morse if there was anything as far as the creek is concerned with setback.

Mr. Morse stated that he does not think so but can double check.

Mr. Shelley stated that what he has found in the code in regard to natural resource protection there is a 50 foot buffer from a stream from the top of bank. They have proposed the pavement to be roughly 25 feet. The buffer and the language within that portion of the code basically describes development to be consistent with DEC guidelines.

Chairman Harvey stated that they will need to take into account the additional paved surface and compensate with a detention area or infiltration area.

Mr. Morse stated that the only concern he has is snow storage, and it looks like they have addressed that. He just wants to make sure that the sidewalk is clear for the kids that walk to and from school.

Mrs. Rasmussen stated that the concern is not only with the parking but with the amount of stuff that is piled in the back.

Mr. Proctor stated that there is no longer any siding and other material piled in the back. It is now immaculate. They now have a full time person cleaning the site. He has also presented Mr. Morse with pictures of the area all cleaned up.

Mr. Morse stated that at time of site plan approval he will present the pictures to the board.

Mr. Farmer asked if there is going to be lights in the parking area.

Mr. Proctor stated that they now have one on the building but is proposing having one further out on a post.

Chairman Harvey stated once the light is located make sure that it is a dark sky compliant fixture.

Chairman Harvey asked about signage.

The signs that is there needs to be shown on the site plan.

Chairman Harvey asked if the electric is underground out to the shed.

Mr. Proctor stated that it is.

Chairman Harvey stated that it would be nice if the location of the underground electric was put on the site plan.

Mr. Morse question the auto repair portion of the application.

Mr. Proctor stated that they are not doing auto repair for the public. They only do personal cars and few that he sells across the street. They have a big tank that they put the oil in from oil changes. That oil gets donated to Seely's.

MISCELLANEOUS:

Mr. Morse asked the board during the public hearing for the Spaan application was permeable pavers stated to be not included in lot coverage.

Chairman Harvey asked what kind of design are they proposing under the permeable pavers. He does not recollect without looking at the record. It would not be normal for the board to approve it without looking at the infiltration design and have the engineer certify that the subsoil and prep underneath the permeable pavement is sufficient for absorption of the water. If this wasn't presented at the time of site plan the applicant will have to come back with an engineer design on the permeable pavers. Permeable pavers counts towards lot

coverage unless the board finds that the engineering of the pavers is enough to deduct it from lot coverage.

Fred Lightfoote, Town Supervisor, introduced John Jones who might be interested in serving on the Planning Board.

Chairman Harvey expressed his concern with the Access Management Local Law and the Town Highway Superintendent. It is hard for this board to require applicants to comply with the Access Management Local Law when a driveway is approved by the Town Highway Superintendent that doesn't comply by the local law. Everyone is supposed to follow the Access Management Local Law.

Mr. Farmer made a motion to adjourn the meeting at 8:15PM. Mr. Hoover seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary