

Zoning Board of Adjustment
Minutes
August 27, 2015

Members Present: Wayne Flynn, Tom Dyar, Rick Eichler and Steve Roy

Members Excused: Lenny Knowles

Members Absent: Keith Roberge

Members of the Public: John Scarinza (Code Enforcement Officer), Ryan and Valerie Christopher (Albrite Signs) and Gerry Dumoulin (Service Credit Union)

Call to Order: Meeting was called to order at 7:00 by Chairman Flynn

Review and Accept Minutes of July 2, 2015 – On a motion from Rick Eichler with a second from Steve Roy, all members voted to accept the minutes as presented.

Case #07-2015 – Service Credit Union – Special Exception

The chairman informed the applicant that there were only 4 members present and the applicant could wait for a full 5 member board. The applicant chose to continue. The applicant is requesting a Special Exception from Article V, Section 5.04D of the zoning ordinance for property located at 561 Main Street (Walmart) to install a sign on the outside of the building for the new branch of Service Credit Union that is now in the building. The branch will be open 7 days a week and employs 3 full time people currently. Currently anyone driving by cannot see that they have a branch in the building. Mr. Dumoulin explained that they opened this branch because Service Credit Union purchased Angel Guardian CU in Berlin who has many clients in Gorham and they felt the need for a branch bank in Gorham. John informed the board that the property currently has 5 signs and that the ordinance allows, by special exception, an increase in the number of signs up to the number of businesses. Chairman Flynn asked if there was anyone present who wished to speak in opposition, seeing none, he asked if anyone wished to speak in favor. Ryan Christopher spoke in favor of the application stating that there needs to be signage so people will know there is a branch inside. Chairman Flynn closed the public input portion of the hearing at 7:06 and the board entered into discussion. Chairman Flynn informed the ZBA members present that the Planning Board changed the ordinance specifically to address these types of properties. The board completed the Finding of Facts and worksheets. Tom Dyar made a motion to grant the Special Exception which received a second from Rich Eichler. Chairman Flynn called for a roll call vote Tom – Yes Rick – Yes Steve – Yes Wayne – Yes

As the vote was 4 in favor with 0 against, the applicant was informed the Special Exception was granted. Chairman Flynn informed the applicant that they could pick up their building permit but that an aggrieved party could appeal their decision within 30 days and the applicant would be responsible for removing any sign they had installed if the board reversed it's decision.

New Business – None

Old Business – Chairman Flynn informed the board that a letter had been received from Guy Gosselin regarding statements that were made during his variance hearing (Case #04-2015) for his property at 1 Washington Street. Though the variance was granted, the applicant wanted to address statements he felt were inaccurate. Chairman Flynn asked the secretary to place the letter in the case file.

Public Comment - None

Adjourn – On a motion from Rick Eichler with a second from Steve Roy, the board adjourned at 7:16 pm

Respectfully submitted



Michelle M. Lutz
Zoning Board Secretary
August 31, 2015

APPROVED MARCH 17, 2016