

**Town of Gorham
Zoning Board Minutes
June 27, 2013**

Call to order: After adjourning from the joint hearing of the Planning Board and Zoning Board at 7:25, the ZBA meeting was called to order by the Chairman at 7:30 pm

Present: Wayne Flynn, Tom Dyar and PJ Cyr

Excused: Sue Whitehouse, Keith Roberge, Yves Zornio and Stephanie Kennedy

Members of the Public: Michelle Lutz, (ZBA Secretary), John Scarinza, Norman Lacasse

Case #04-2013 – Lacasse – Special Exception

The chairman read the application and asked the applicant to present his case. John Scarinza, Code Enforcement Officer, offered to explain to the board why the case was before the ZBA. The applicant had submitted a building permit to build a deck on an existing garage which is a non-conforming structure. John interpreted the zoning ordinance as though he could approve the permit for a one-time expansion of a non-conforming use not to exceed 50%, which he did. When the permit application went to the Board of Selectmen, they interpreted the zoning ordinance as requiring a special exception to allow the expansion of a non-conforming use. Therefore, the applicant was asked to stop construction until he could present his case to the Zoning Board for a special exception. The existing garage is 4' into the required setback. The deck will be a raised deck on the second floor of the garage and will not extend to the outer dimensions of the garage and will only be 1' to 2' in the setback. The chairman asked if there was anyone in attendance who wished to speak in favor or against the application. Seeing none, the chairman closed the public portion of the meeting. The board discussed the issues and completed the worksheets. Wayne made a motion to grant the Special Exception from Article 5:10 F of the Zoning Ordinance which received a second from Tom Dyar. All members voted in favor. The applicant was notified that his abutters have 30 days to appeal the boards' decision.

NEW BUSINESS: None.

OLD BUSINESS: None

Adjournment – A motion to adjourn was made by Wayne which received a second from Tom. Adjourned at 8:00pm.