

**TOWN OF GORHAM
BOARD OF APPEALS MEETING MINUTES
MARCH 15, 2007**

The Gorham Board of appeals held its regular meeting on March 15, 2007 at the Gorham Municipal Center in the Council Chambers.

Present; Chairman Joe Gwozdz, Board members Melinda Shain, Alton Shurtleff, Lauren Carrier, and Cressey Mollison. Code Enforcement Officer Clint Cushman, & Town Clerk Christina Silberman.

Absent; Audrey Gerry & David McCullough.

Moved, Seconded and VOTED to postpone acceptance of the minutes of the November 16, 2006 meeting. 5 Yeas.

Appeal # 06-211. The appeal of Erica Mank requesting a 3.5 foot variance to construct a 23 foot by 24 foot garage with a 6 foot breezeway on property she owns at 41 Barstow Road (Map 90, lot 3.404) which is located in the Suburban Residential district and will encroach 3.5 foot into a 20 foot required side yard setback.

Code Enforcement Officer, Clint Cushman, explained that the reason the garage is planned for this location is because of a substantial gully that the runs along the property.

Applicant Erica Mank explained her request and stated that she only needs a 2-foot variance because the size of the proposed garage has been reduced to 22 feet by 22 feet. The applicant's father, Richard Mank reviewed the project and indicated that there will only be a 2-3 foot encroachment into the required set back. Mr. Cushman and board member Cressey Mollison explained that the applicant is allowed to apply for up to a 4-foot setback and the applicant should be certain to request the proper variance size. If the variance is granted for 3 feet and the project goes over 3 feet they will be in violation. Mr. Mank then asked to be granted a 4-foot variance.

Chairman Gwozdz opened the public hearing. Roger Stein of 39 Barstow Road, abutting property owner, inquired about the setback requirements. He also wanted to be certain that the project would be on the neighbor's property. He stated he is not opposed to the project. Mr. Stein explained that his driveway is a shared driveway with Ms. Mank and asked Ms. Mank if she would be responsible if there were any damages done to the driveway by construction equipment. Ms. Mank answered yes. Chairman Gwozdz closed the public hearing.

Moved, seconded, and VOTED to grant a 4' variance to construct a 22-foot by 22-foot garage with a 6-foot breezeway. 5 yeas. The board instructed Ms. Mank she must file the granted variance with the Registry of Deeds or it will become null and void. The Town Clerk's office will mail her the document that needs to be recorded at the Registry of Deeds.

The finding of facts, as read aloud by the Code Enforcement Officer, was Moved, Seconded, and VOTED. 5 yeas.

Moved, Seconded, and VOTED to adjourn at 7:27 pm. 5 yeas.

A True record of Meeting.

ATTEST:

Christina Silberman, Town Clerk