

**TOWN OF GORHAM  
BOARD OF APPEALS  
MEETING MINUTES  
May 17, 2007**

The Gorham Board of Appeals held its regular meeting on May 17, 2007 at the Gorham Municipal Center Council Chambers at 7 P.M.

Present; Chairman Joe Gwozdz, Board members Alton Shurtleff , Lauren Carrier and Cressey Mollison. Deputy Town Clerk Jennifer Elliott and Code Enforcement Officer Clint Cushman.

Absent; Board members Melinda Shain, Audrey Gerry and David McCullough

Deputy Town Clerk, Jennifer Elliott started the meeting with nominations for Chairman. Moved, Seconded and VOTED Joe Gwozdz as Chairman. 4 Yeas.

Moved, Seconded and VOTED Lauren Carrier as Vice Chairman. 4 Yeas.

Moved, Seconded and VOTED to accept the November 16, 2006 meeting minutes and the March 15, 2007 meeting minutes as printed and distributed. 4 Yeas.

Appeal # 06-212. The appeal of Trevor D. and Carol Jones requesting a 4-foot variance to construct a 24-foot by 28-foot garage on property they own at 7 Deer Run Drive (Map 21, Lot17.501), which is located in the rural district and would encroach 4 feet into a required 20-foot setback.

The Code Enforcement Officer stated that the applicants want to use the existing garage for a home business and they need a separate garage.

Trevor Jones spoke on his own behalf and explained that his wife is a CPA and would like to run her business from the existing garage so they would need to build a new garage for the vehicles. He passed out an updated version of the plot plan he submitted with his application and it showed the location of the well and leech field. The location of these has played a part in the location of the proposed garage. He lives on a private way and he passed out a letter from an abutter that is in favor of his new garage.

There were no public comments and the hearing was closed.

The Board discussed the criteria standards.

Moved, Seconded and VOTED to grant the appeal as it met the criteria. 4 Yeas.

The findings of fact as read aloud by the Code Enforcement Officer were Moved, Seconded and VOTED. 4 Yeas.

Appeal # 07-213. The appeal of John & Linda Ford requesting a permit to construct a 6-foot by 20-foot open porch with a roof on the front of their home that would be 40 feet 5 inches from their front property line. They seek a 9 foot 7 inches variance on property they own at 27 Farrington Road (Map 57, Lot 6), which is in the rural zone.

Linda Ford spoke on her own behalf and explained that they would like to build a porch with a roof on the front of her home that would be 6 feet wide and 20 feet long. The home is legally grand fathered as a non-conforming structure.

Don Mercier spoke and stated that he will be building the porch and took the measurements from the capped surveyor pins on the front of the property. It was 40 feet exactly from the line to the proposed porch line.

The board explained that 10 feet is only allowable within this variance.

The Code Enforcement Officer stated that overhangs are included in the setbacks.

There were no public comments and the hearing was closed.

The Board discussed the criteria of the 20% standards. It would be a 6-foot variance.

Moved, Seconded and VOTED to grant the appeal as it has met the single-family dwelling variance criteria. 4 Yeas.

The findings of fact as read aloud by the Code Enforcement Officer were Moved, Seconded and VOTED. 4 Yeas.

Moved, Seconded and VOTED to adjourn. 4 Yeas.

Time of adjournment 8:00 p.m.

**True record of meeting**

**ATTEST:**

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**Jennifer Elliott, Dep.**