

TOWN OF GORHAM
REPORT OF MEETING
BOARD OF APPEALS
MAY 17, 2012

The Gorham Board of Appeals held their regular meeting on May 17, 2012, at 7:00 p.m. in the Burleigh H Loveitt Council Chambers at the Gorham Municipal Center.

Roll call: Present: Board members: Mark Curtis, Stephen Scontras, Alton Shurtleff, Joshua Kaufman, Rachel Sunnell and Jared Clark. Town Clerk, Connie Loughran and Code Enforcement Officer, Freeman Abbott.

Absent; Charles Haws, Stephen Scontras

The Town Clerk opened nominations for Chairman and Vice-Chairman of 2012-2013 Zoning Board of Appeals. Moved, seconded and VOTED to elect Mark Curtis as Chairman. 5 yeas 1 abstention (Curtis) Moved, seconded and VOTED to elect Joshua Kaufman as Vice-Chairman 5 yeas 1 abstention (Kaufman)

Moved, seconded and VOTED to accept the minutes of the October 6, 2011 meeting as printed and distributed. 3 yeas 2 abstentions (Clark, Sunnell)

Appeal # 12-01. The appeal of Jeffrey Sanborn requesting a variance to replace a non-conforming structure with a less non-conforming structure that would encroach in the front yard setback 5 feet. The property is located at 187 Wescott Road (Map 85, Lot 21) which is in the Rural-Manufactured Housing district.

There were no comments from the public. The Code Enforcement Officer reviewed the appeal for the Board. Jeff Sanborn, son of Thelma Sanborn owner of 187 Wescott Road, spoke on his own behalf. He stated that he uses the barn for a self-storage facility. The barn in question is the original and has a low ceiling height. He would want to demolish and rebuild with a taller roof line that would be in line with the remaining building, leaving the existing cement floor, installing an overhead door in front of the structure.

The board questioned what materials would be used and if the setback is the only non-conformance. The applicant responded in the affirmative that the setback is the only non-conformance and that the existing foundation would be used, board, and beam and probably a metal roof.

The Code Enforcement Officer explained to the Board that they have to go through what was discussed in the letter and through the standards.

Moved, seconded and VOTED that the Board finds it has the authority to hear this appeal; it has been to the planning board and has met with their approval. 5 yeas (Section 2, Item 4)

Criteria

#1 Moved, seconded and VOTED that the continuation of use will not aggravate hazards to vehicles or pedestrians. 5 yeas

- #2 Moved, seconded and VOTED that the approval will not cause water pollution, sedimentation, erosion, contaminate any water supply. 5 years
- #3 Moved, seconded and VOTED that the approval will not create unhealthful conditions. 5 years
- #4 Moved, seconded and VOTED that the approval will not create nuisances as outside storage is not permitted. 5 years
- #5 Moved, seconded and VOTED that there will be no discharging of solid or liquid wastes as none are generated. 5 years
- #6 Moved, seconded and VOTED that the approval will not affect shore land zone issues. 5 years

Moved, seconded and VOTED that all 6 criteria are met. 5 years Moved, seconded and VOTED to grant appeal 12-01 for a 5 foot variance. 5 years Moved, seconded and VOTED to allow the Chairman to sign the findings of fact for appeal 12-01. 5 years

Prior to voting on each criteria a motion to grant approval was withdrawn until the criteria had been approved.

Moved, seconded and VOTED to adjourn. 5 years Time of adjournment 7:36 P.M.

A True Record of Meeting

ATTEST:

Cornelia Loughran, Town Clerk