

MINUTES  
TOWN OF GORHAM ZONING BOARD OF APPEALS  
January 19, 2023

PRESENT: Chairman Bentley                      Mr. Bishop  
          Mr. Lonsberry                         Mr. Coriddi  
          Mr. Goodwin

EXCUSED: Mr. Morris                            Mr. Amato

Chairman Bentley called the meeting to order at 7:00 PM and explained the process. Mr. Bishop made a motion to approve the November 17, 2022, minutes as presented. Mr. Lonsberry seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #22-161, Paul & Charin Greco, owners of property at 4186 State Rt. 364, requests an area variance to build a single family home & barn. Proposed single family home does not meet the rear yard setback.

Chairman Bentley re-opened the public hearing and the notice as it appeared in the official newspaper of the town was read.

Jay Palermo, JC Concepts and Anthony Venezia, Surveyor were present and presented the application to the board.

Mr. Palermo stated that they took into consideration some of the boards suggestions and shifted the home slightly closer to the lake which lessened the rear yard variance. They will now need a small variance on the lake side for the deck. A change on the drawings is that they would like to keep the existing garage. They now show the stairs to the deck that was not shown at the last meeting. They reduced the size of the deck on the north and south elevation.

Mr. Bishop stated that they are now going from one variance to four.

Mr. Venezia stated yes, with the addition of adding the existing garage back on the plan. They went from one to two on the proposed home.

Mr. Lonsberry asked what the distance was from the existing garage to the proposed home.

Mr. Venezia stated that it is approximately 7 feet.

Mr. Lonsberry asked Jim Morse, Code Enforcement Officer if that distance was enough to meet the fire code.

Mr. Morse stated that it is generally between property lines and if it is within 3 feet it would need to have fire protection.

Chairman Bentley stated that they are asking for a 6.11' variance for the house and at the last meeting they had the conversation to minimize the variances and possibly eliminate them. Now there is another proposal with the existing garage. He asked if they would be tearing the existing garage down and rebuilding it.

Mr. Venezia stated that they are not tearing it down they will just be residing and reroofing it to match the proposed home.

Mr. Bishop asked if they are building a 32' x 60' barn on the property why do they need to keep the existing garage.

Mr. Venezia stated that because of the easement the proposed barn gets pushed back and the existing garage would be a little closer for storage of all the lake stuff.

Mr. Palermo stated that the home will be on a crawlspace so there is no storage in the proposed home.

Chairman Bentley asked if there were any comments from the public. Hearing none, the public hearing was closed.

Chairman Bentley stated that he appalled what they have done to move it back from the rear setback but keeping the existing garage is a concern for him.

Mr. Bishop stated that he agrees and was a little surprised that they are putting the existing garage back on the plan. He does understand what they are trying to use it for.

Chairman Bentley asked if they could put a smaller shed there instead of keeping the existing garage.

Mr. Palermo stated that he would have to talk to his client.

Mr. Greco asked if they did go with a smaller shed would that be a separate application.

Chairman Bentley stated that is correct.

Mr. Morse stated that if they did go with a shed there is provisions in the code where if they built a shed of 144 sq. ft. it could be 5 feet off of the property line.

Mr. Morse went to get the code book at this time to verify the setbacks for a shed.

Chairman Bentley adjourned the decision on the application to allow Mr. Morse to verify the setbacks for a new shed.

Chairman Bentley re-opened the discussion on the application.

Mr. Venezia stated that they have decided to remove the existing garage and at some point come back to the board to get approvals for a shed.

After discussing the application and reviewing the questions on the back of the application the following motion [attached hereto] was made: Chairman Bentley made a motion to approve the application with the removal of the existing frame garage. Grant a 23.69' setback on the southwest corner for a 6.31 foot variance, it must be built as shown. It does not give an entitlement for a 6.31 foot variance all the way across the lakeside of the property. The second variance is the rear yard setback of 23.89 feet for a variance of 6.11 feet. The garage must be torn down upon completion of the residence being built. The slab can remain for footing for the shed but must be in the confines of the proposed variance and setback laws for the shed to go in. Mr. Bishop seconded the motion which carried unanimously.

Application #22-160, Bob & Kim Morgan, owners of property at 3752 Meadow View Drive, requests an area variance to build a detached two car garage. Proposed garage does not meet the rear yard setback, the south side yard setback, exceeds height of 14' and exceeds lot coverage.

Chairman Bentley opened the public hearing and the notice as it appeared in the official newspaper of the town was read.

Bob Morgan and Doug Templeton, Hanlon Architects were present and presented their application to the board.

Mr. Templeton stated that they have reduced the garage footprint and also have reduced the height. They no longer need a variance for height. They are going to still need a lot coverage variance but are reducing it down from existing.

Chairman Bentley asked if there were any comments from the public. Hearing none, the public hearing was closed.

After discussing the application and reviewing the questions on the back of the application the following motion [attached hereto] was made: Chairman Bentley made a motion that the plans be approved as presented. Granting a 17.7 foot variance for a setback of 2.3 feet on the northeast rear corner. A southeast corner variance of 10.8 feet for a setback of 4.2 feet. A southwest corner variance of 6 feet for a setback of 9 feet. A front yard variance of 8.5 feet for a setback of 21.5 feet. A lot coverage of 45.89%. Mr. Coriddi seconded the motion which carried unanimously.

Mr. Lonsberry made a motion to adjourn the meeting at 7:10PM. Mr. Bishop seconded the motion, which carried. unanimously.

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Michael Bentley, Chairman

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Sue Yarger, Secretary