

MINUTES
TOWN OF GORHAM ZONING BOARD OF APPEALS
July 16, 2020

PRESENT: Chairman Bentley Mr. Lonsberry
 Mrs. Oliver Mr. Bishop
 Mr. Coriddi Mr. Amato
 Mr. Morris

ABSENT: Mr. Goodwin-Alternate

Chairman Bentley called the meeting to order at 7:00 PM and explained the process. Mr. Amato made a motion to approve the minutes of the June 18, 2020, meeting. Mrs. Oliver seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #20-016, Emily & Christopher Brodhead, owners of property at 5156 County Road 11, requests an area variance to build a residential addition. Proposed addition does not meet the north side yard setback. Public Hearing time 7:00PM-7:25PM.

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

Christopher Brodhead was present and presented the application to the board.

Mr. Brodhead stated that he and his wife purchased this cottage in October and to make it a little bit more useable for their family they would like to add an addition off the back side of the cottage.

Chairman Bentley questioned if there would be any trees removed to build the addition.

Mr. Brodhead stated that their intent is to keep as many of the tree as they can. They also intend to plant additional trees along the property line up the bank.

Chairman Bentley asked if there were any comments from the public.

An e-mail from Ed Pelta was received in the Zoning Office with a concern that if an air conditioner was installed that it be installed on the south side of the property. This e-mail will be kept in the file.

Mr. Brodhead stated that with the addition he is not proposing any A/C unit. The house as existing does not have interior drywall or insulation. It's really rustic and they plan on keeping it that way.

Mr. Morris asked how close to the 25% lot coverage are they.

Mr. Brodhead stated that they have a large lot and the lot coverage was calculated by his architect.

Mr. Morse, Code Enforcement Officer stated that the lot coverage was calculated and was well under.

Chairman Bentley asked if there were any more 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 was made [attached hereto]: Chairman Bentley made a motion to grant 9.9' variance for a setback of 5.1' as presented on the plans dated February 2020 by Moribito Architects for an attached addition. Also pending a site plan showing that with the new addition the lot coverage does not exceed 25%. Mrs. Oliver seconded the motion, which carried unanimously.

Mr. Lonsberry made a motion to adjourn the meeting at 7:15PM. Mr. Coriddi seconded the motion, which carried unanimously.

Michael Bentley, Chairman

Sue Yarger, Secretary