

MINUTES  
TOWN OF GORHAM ZONING BOARD OF APPEALS  
May 19, 2022

PRESENT: Chairman Bentley                      Mr. Bishop  
          Mr. Coriddi                                Mr. Morris  
          Mr. Goodwin-Alternate

EXCUSED: Mr. Amato                              Mr. Lonsberry

Chairman Bentley called the meeting to order at 7:00 PM and explained the process. Mr. Goodwin-Alternate will participate and vote on all applications tonight. Mr. Bishop made a motion to approve the April 21, 2022, minutes as presented. Mr. Coriddi seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #22-028, Amy K. Costanzo, owner of property at 4620 Lake Drive, requests an area variance to build a single family home. Proposed home does not meet the front yard setback, the north yard setback and the south yard setback.

Chairman Bentley re-opened the public hearing that was adjourned at the April 21, 2022, meeting.

James Fahy, Architect was present to present the revised plan to the board.

Chairman Bentley went over the changes to the plan from the original proposed plan to the revised proposed plan.

On the front north corner to the high water mark it went from 16.67' to 21 feet. On the south front corner to the high water mark it went from 34.1' to 38.50'. On the north side yard the setback went from 8.50 feet to 10.75 feet at the closes point. On the south side yard the setback went from 9.50' to 10.75 feet at the closes point.

Mr. Fahy explained that they took three and half feet out of the width of the house and two feet out of the depth of the house. Then they reversed the home on the lot. They took about 400 square feet off of the footprint. The lot coverage on the lake side is being proposed at 42.9%. The lot coverage proposed overall is 11.9%.

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

Lynn Klotz questioned if they were requesting a height variance and if they have reduced the height.

Mr. Fahy stated that they are not requesting a height variance.

Ms. Klotz asked what the total lot coverage was.

Chairman Bentley stated that it was 47% and it's going to 42.9% just on the lake side 11.8% overall. They are not asking for a variance for lot coverage.

Sally Napolitano explained that she is in support of the application.

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 [attached hereto] was made: Chairman Bentley made a motion to grant a 9' lakeside variance for a setback of 21 feet. A 4.25' south side variance for 10.75 setback as long as it is built to the plan that was presented. It cannot go straight perpendicular to the lot line it has to be built to the plan that was presented. A 4.25 variance on the northeast corner for a 10.75' setback. And a 3.25' variance on the northwest corner for a 11.75' setback. Mr. Morris seconded the motion, which carried unanimously.

Application #22-029, Merit & Jean Wilkinson, owners of property at 3644 Dewey Cove, requests an area variance to build a small addition on the first floor and add a second story addition. Proposed addition exceeds the lot coverage requirement.

The applicant informed the Zoning Office in writing that they would like to withdraw their application.

Chairman Bentley made a motion to deny the application as presented based on the submission for withdraw by the applicant. Mr. Bishop seconded the motion, which carried unanimously.

Chairman Bentley made a motion to adjourn the meeting at 7:35PM. Mr. Bishop seconded the motion, which carried unanimously.

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Michael Bentley, Chairman

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Sue Yarger, Secretary