

**TOWN OF GORHAM
BOARD OF APPEALS
MEETING MINUTES
JULY 17, 2008**

The Gorham Board of Appeals held its regular meeting on July 17, 2008
At 7:00 p.m. at the gorham Municipal Center.

Present; Chairman Joe Gwozdz, Vice Chair, Lauren Carrier; Board members Cressey Mollison, Stephen Scontras, Alton Shurtleff, Melinda Shain and Mark Curtis. Code Enforcement Officer Clint Cushman and Deputy Town Clerk, Jennifer Elliott.

Comment from the Code Enforcement Officer was that in 2006 this subdivision was approved for a 3 lot subdivision. The lot in question would have been the “mother” lot of the subdivision.

Appeal #08-03. The appeal of Storm Field requesting a 6 foot variance for a frontage deficiency of the undeveloped lot that she wishes to split, with the lot that has a single family dwelling and has 394 feet frontage on Dow Road. This lot is owned by the applicant and located at 127 Dow Road (Map 56, Lot 24) which is in the Rural district. This is part of a 3 lot subdivision and if the variance was granted, the subdivision plan would require an amendment by the Planning Board.

The applicant spoke on her own behalf and stated that she wants more frontage so she can split the lot, she would like to have a family member buy that lot and put a house on it. She stated that her neighbor was fine with her plan to split the lot.

The Code Enforcement Officer stated that both lots are conforming lots as they stand now. The applicant and the Board members discussed private ways and hammerhead turn around options with the setback requirements.

There were no Public comments and the Public hearing was closed.

The Board discussed the criteria and the options for the applicant.

Moved, Seconded to deny the appeal;

Criteria breakdown vote;

1. The property *can* yield a reasonable return 6 Yeas 1 nay (Curtis)
2. It is not due to the unique circumstances of the property. 5 Yeas 2 nays (Curtis, Scontras)
3. It will not alter the characteristics of the property 7 yeas
4. The hardship *is* the result of actions of the owner 5 yeas 2 nays(Curtis, Scontras)

VOTED to deny the appeal as it did not meet all required criteria 6 yeas, 1 nay (Curtis).

The findings of facts as read aloud by the Code Enforcement Officer were Moved, Seconded and VOTED 7 yeas.

Moved, Seconded and VOTED to adjourn 7 yeas.
Time of adjournment 7:50 p.m.

A true record of meeting

ATTEST: _____

Jennifer Elliott
Deputy Town Clerk