

Zoning Board of Adjustment
Minutes
May 11, 2023

Members Present: Wayne Flynn, Lenny Knowles, Robert Gargano, and Steve Roy

Members Absent: Keith Roberge

Members of the Public: Peter Gagnon (Town Manager), Matt Marallo (applicant) and Lisa Connell (remote)

Call to Order: Meeting was called to order at 6:30pm by Wayne Flynn.

Appointment: Chairman Flynn appointed Robert Gargano as full voting member.

Minutes of February 23, 2023– Passed over.

Case #04-2023 –Matt Marallo and Heidi Guinen are requested a **Special Exception** concerning **Article IV, Section 4.01 B (7)** of the Town of Gorham Zoning Ordinance for property located at **Tax Map U2, Lot 14**. (4 Prospect Terrace) The applicant is requesting a Special Exception to permit keeping of up to 6 chickens or other fowl on a single-family lot for noncommercial use.

Public comment: A written statement submitted by abutter J.L. McCreedy was read aloud by Chairman Flynn.

After a short discussion Mr. Flynn described the finding of facts:

1. Just chickens no other fowl.
2. No nuisance to the abutters
3. Coop significant distance from abutters
4. Provisions for feed in proper storage
5. Supplies means of chicken waste

On a motion from Steve Roy, seconded by Robert Gargano, to grant the special exception. All members voted in favor. Chairman Flynn informed the applicant that his variance was granted and that the abutters had 30 days to request a rehearing.

Case closed at 6:40 pm

Case #05-2023-Rick and Melissa Savage, DBA Mr. Pizza is requesting a **Variance** concerning **Article IV, Section 4.03 D (2b)** of the Town of Gorham Zoning Ordinance for property located at **Tax Map UR6, Lot 42** (160 Main Street). The applicant is requesting a variance to permit a compressor to be located within the setback. The applicant is not available to be in attendance but is available by phone. Town Manager, Peter Gagnon, has been in communication with the applicant and selectmen. Mr. Waddell reached out to Peter to communicate their support of this application. He is in attendance to address any concerns for both cases. Mr. Flynn reviewed the flood plain ordinance. After a short discussion by the board Mr. Flynn opened the public hearing at 7:00 No one spoke.

Finding of facts for setback

1. No impact on rear abutter, the abutter is the river
2. Proper codes will be followed
3. No adverse health effects, will not change course of water

Robert Gargano made a motion to grant approval with a second from Lenny Knowles. The board completed the voting sheets and Chairman Flynn called for a roll call vote:

Steve Roy – yes Robert Gargano – yes Wayne Flynn – yes Lenny Knowles - yes

Chairman Flynn informed the applicant that his variance was granted with conditions and that the abutters had 30 days to request a rehearing.

Case closed at 7:10 pm

Case #06-2023-Rick and Melissa Savage, DBA Mr. Pizza is requesting a **Variance** concerning **Floodplain Ordinance Item VII 4** of the Town of Gorham Zoning Ordinance for property located at **Tax Map U6, Lot 42** (160 Main St.) The applicant is requesting a variance to allow a compressor to be within the floodplain.

Finding of facts:

1. . No impact on rear abutter, the abutter is the river
2. Proper codes will be followed
3. No adverse health effects, will not change course of water

Robert Gargano made a motion to grant approval with a second from Steve Roy. The board completed the voting sheets and Chairman Flynn called for a roll call vote:

Steve Roy – yes Robert Gargano – yes Wayne Flynn – yes Lenny Knowles - yes

The variance is granted.

New Business:

Wayne Flynn requested hard copies of the updated Zoning Ordinances for use during meetings.
Election of Officers will be held at the next meeting.

Old Business: None

Public Comment: None

Adjourn – On a motion from Robert Gargano with a second from Lenny Knowles, the board adjourned at 7:49 pm

Respectfully submitted,

Victoria M. Hill
Planning and Zoning Board Clerk
May 17, 2023