

MINUTES
TOWN OF GORHAM PLANNING BOARD
February 25, 2008

PRESENT: Chairman Harvey Mr. Atkins
 Mr. Hoover Ms. Watkins
 Mr. McCadden Mr. Farmer
 Mr. Frankish

Chairman Harvey called the meeting to order at 7:30 PM. The minutes of December 17, 2007, were reviewed. Mr. Atkins made a motion to approve the minutes as submitted. Mr. McCadden seconded the motion, which carried unanimously.

Richard Calabrese, Town Supervisor, was present and thanked everyone for their dedicated service to the Planning Board.

Mr. Calabrese stated that he had four items that he would like to discuss with the Planning Board.

1. County Planning Board - Mr. Calabrese expressed his concerns with automatic denial during administrative review if a variance is needed for a sign or lot coverage, which causes a super majority vote at the local level. He feels the applicants are not being treated fairly. This will be discussed soon with the Board of Supervisors and some solution will be made. He would like to see the County Planning Board's exemption list reviewed and updated.

2. Comprehensive Plan - The Town Board has put out an RFP for a comprehensive plan. Tom & Neil, from the Planning Board will be on the review committee to review the proposals for a consultant. The review will be held on April 2, 2008, at 7:00 PM in the Town Hall. The interviews will be held during the day on April 11, 2008.

3. Housing Units - The number of recently approved building lots was reviewed. Mr. Calabrese would like the Planning Board to review this and establish a number that the Planning Board feels is an appropriate number of housing units to be built in a year for a ten year period. The number needs to be spilt up between single lots and subdivision lots. Tear downs and rebuilds will not be included in the number.

4. Mr. Calabrese would like the Planning Board to work on amending the zoning ordinance to include before approval for a new home is granted the applicant must prove that they have a potable water supply. It was suggested that the

location of the septic system must be provided also before approvals are granted.

PUBLIC HEARING:

Application #01-2008, John M. Swapceinski, owner of property at 4042 State Rt. 364, requests site plan approval to build a single family home.

Chairman Harvey opened the public hearing and adjourned the public hearing to be re-opened on March 24, 2008, at 7:30 PM at the Gorham Town Hall. The Zoning Board of Appeals has taken no action on the application as of this date.

Application #02-2008, Roger Carroll & JoAnne Pedro-Carroll, owners of property at 5100 County Road 11, requests site plan approval to build an addition, attached deck and lakefront deck.

Chairman Harvey opened the public hearing and adjourned the public hearing to be re-opened on March 24, 2008, at 7:30 PM at the Gorham Town Hall. The Zoning Board of Appeals has taken no action on the application as of this date.

Mr. Atkins made a motion to adjourn the meeting at 8:10 PM. Mr. McCadden seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary