

MINUTES
TOWN OF GORHAM PLANNING BOARD
March 24, 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 February 25, 2008, meeting were reviewed. Mr. Atkins made a motion to approve the minutes as submitted. Mr. Frankish seconded the motion, which carried unanimously.

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 April 28, 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 April 28, 2008, at 7:30 PM at the Gorham Town Hall. The application needs to be sent back to the Zoning Board of Appeals for a lot coverage variance.

The Planning Board reviewed the Carroll site plan and had the following comments:

- Does the lot coverage calculation include the overhangs?
- Proposed grading lines needs to be wholly on applicant's own property, not on neighboring property, unless the applicant has an easement or produces some other proof that he has permission to perform earthwork on the neighbor's property.
- First floor elevation for the home needs to be shown on plan.
- Spot elevations on the driveway and the area north of the driveway need to be shown on the

plan so that the board can review the adequacy of drainage in this area.

- The board questioned whether the parking was adequate on the site given the size of the proposed home as expanded and the number of bedrooms proposed. This large of a home, whether owner occupied or rented, would seem to require more than 2 off street parking spaces. The board reviewed the fact that all parking must be outside of the limits of the public right of way and also not on any required lawn areas.
- The board would like to see architectural plans showing what the home will look like and showing height calculations to ensure that the proposed height is not more than the existing structure and does not exceed the height limits for homes on non-conforming lots.
- The board questioned the lot coverage calculations.
- Square footage of the total lot should be calculated from the High Water mark (689.41) not from the waters edge as of the date of the survey, which will result in a smaller lot area and higher lot coverage.
- Was the retaining wall calculated in the lot coverage, and what is its purpose?
- What materials will the patio under the front deck be?
- The board suggested the applicant explore the use of the measures available in the Town's Zoning Local Law to reduce the lot coverage. For example, providing a porous pavement system for a driveway results in up to a 30% reduction in the area of the driveway counted as impervious and thus reduces the lot coverage (see page 29 of the Town of Gorham Zoning Local Law) Similarly, if a sand filter system is put in for the roof drains, there is a 15% reduction in the area of the house that counts toward lot coverage.
- Are the stairs to the existing lakeside deck calculated in lot coverage? They need to be.
- Dimensions need to be shown for the driveway and proposed walk.

Chairman Harvey stated that he would like to comment to the Zoning Board of Appeals that there are a lot of options for impervious surfaces, such as sand filtration

systems that they should be taking advantage of as part of their conditions when granting variances.

In dealing with lot coverage variances the Zoning Board of Appeals needs to look at the available parking for a single family home and the size of the proposed home as expanded. The underlying question being, 'Is this more house than the site can support?'

The part of the driveway that is in the road right of way was discussed as to what the County requires in terms of pavement. Chairman Harvey will talk to the County and see what their regulations are.

The Planning Board felt that second story should not be expanded without a height variance if it is already in violation of the height limit. This is making the building more non-conforming.

Chairman Harvey asked to be put on the Zoning Board of Appeals agenda for the April 17, 2008, meeting to discuss this application and to clarify some of the new zoning concerning lot coverage and the reduction credits available.

Chairman Harvey made a motion to adjourn the meeting at 8:30 PM. Mr. McCadden seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary