

MINUTES  
TOWN OF GORHAM ZONING BOARD OF APPEALS  
April 15, 2010

PRESENT: Chairman Hoover            Mrs. Fake  
          Mr. Craugh                    Mr. Johnson  
          Mr. Blaker                    Mr. Schilbe

EXCUSED: Mr. Ebersol

Chairman Hoover called the meeting to order at 7:30 PM. Mr. Schilbe made a motion to approve the minutes of the January 21, 2010, meeting. Mr. Craugh seconded the motion, which carried unanimously.

PUBLIC HEARING:

Application #10-023, Karl & Nancy Joslin, owners of property at 3770 Phelps Rd, requests an area variance for animal husbandry. Proposed parcel does not have the minimum road frontage of 300 feet needed for animal husbandry.

The public hearing was opened and the notice as it appeared in the official newspaper of the Town was read.

Karl & Nancy Joslin were present and presented the application to the board.

Mr. Joslin stated that they would like no more than three horses. They will probably only have two to start with.

Chairman Hoover asked if they plan on using the garage that is there or build a new barn.

Mr. Joslin stated that they do plan on building a barn out in the back, but will probably use the garage until then. They have plenty of pasture land. They will not be boarding any horses.

Mr. Johnson stated that he has a concern with using the back of the garage with the septic system in that area. With the running back and forth on the leach field it will mud that up and possibly fail.

Chairman Hoover stated that if any motion is made in favor of the application, he would like the board to consider that the horses have to be completely confined behind the existing structures and off of the septic system.

Mr. Schilbe asked if they knew before they bought the house that they did not have enough road frontage for animal husbandry.

Mrs. Joslin stated that they had called the office and yes were told that the lot did not meet the requirements for animal husbandry. "We loved the property and we figured that we would try applying for a variance."

Chairman Hoover asked if there were any comments from the public. Hearing none, the public hearing was closed.

Three neighboring property owners wrote letters expressing that they were in favor of the application. These letters will be kept in the file.

After discussing and reviewing the questions on the back of the application the following motion was made [attached hereto]: Mrs. Fake made a motion to grant a 100 foot variance for road frontage to allow for animal husbandry for a maximum of two horses to be confined behind the garage and house off of the septic system. Once the horses are established on the site if they are vacated from the property for more then 6 months the variance is null and void and the applicant will need to apply again. Mr. Johnson seconded the motion, which carried unanimously.

Mr. Blaker made a motion to adjourn the meeting at 7:57PM. Mr. Johnson seconded the motion, which carried unanimously.

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Jerry Hoover, Chairman

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Sue Yarger, Secretary