

MINUTES  
TOWN OF GORHAM PLANNING BOARD  
October 26, 2020

PRESENT: Mrs. Rasmussen            Mr. Farmer  
          Mr. Dailey                    Mr. Kestler  
          Mr. Thomas-Alternate

EXCUSED: Chairman Harvey        Mr. Hoover  
          Mrs. Harris

Mrs. Rasmussen called the meeting to order at 7:30 PM. Mr. Farmer made a motion to approve the September 28, 2020, minutes. Mr. Thomas seconded the motion, which carried unanimously.

PUBLIC HEARING:

Application #13-2020, Paul & Charin Greco owners of property at 4674 Lake Drive, requests site plan approval to build a single family home. Public hearing time 7:30PM.

Mrs. Rasmussen reopened the public hearing. The ZBA denied the application for all variances requested. Mrs. Rasmussen closed the public hearing.

MISCELLANEOUS:

Application #16-2020, Scott A. Harter P.E. applicant for David G Case, owner of property at 5198 Long Point Road, requests discussion on subdividing an existing parcel, demolish existing structures and build two single family homes one on each parcel.

David Case and Scott Harter were present to discuss the possibility of subdividing the property at 5198 Long Point Road.

Mr. Harter stated that he contacted the Town and the County, and both told him that they did not believe that they owned the right of way.

A letter from Mr. Case's attorney Craig R. Welch was received in the Zoning Office with multiple theories on who might own the right of way. This letter will be kept in the file.

Mr. Harter stated that there is access to this parcel from County Road 11 through two 20 foot wide strips of land from Long Point Road to County Road 11.

There was discussion that the site is in a flood plain and the applicant should discuss with James Morse, Code Enforcement Officer the regulations with building in a flood plain.

It was pointed out that they would not meet the required 100' width per parcel at the road so a request for a variance for each parcel would need to be presented to the Zoning Board of Appeals.

After a lengthy discussion it was suggested that they make an appointment with James Morse, Code Enforcement Officer and Thomas Harvey, Planning Board Chairman to discuss what options they have with subdividing the property.

Mr. Dailey made a motion to adjourn the meeting at 8:11PM. Mr. Thomas seconded the motion, which carried unanimously.

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Lizbeth Rasmussen, Vice Chairman

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Sue Yarger, Secretary