

Zoning Board of Adjustment
Minutes
August 18, 2016

Members Present: Wayne Flynn, Steve Roy, Lenny Knowles

Members Excused: Tom Dyar and Rick Eichler

Members Absent: Keith Roberge

Members of the Public: Sue & Ken Whitehouse, Howard Jones, David & Abbie Evankow

Call to Order: Meeting was called to order at 7:00 by Chairman Flynn

Minutes of March 17, 2016 – On a motion from Steve Roy with a second from Lenny Knowles, the board voted to accept the minutes as presented. All in favor

Minutes of May 2, 2016 – On a motion from Lenny Knowles with a second from Steve Roy, the board voted to accept the minutes as presented. All in favor

Case #04-2016 – Evankow - Special Exception

The Chairman informed the applicant that there were only 3 members present and the applicant could wait for a full 5 member board. The applicant chose to continue. The applicant is requesting a Special Exception from Article IV, Section 4.01B (6) of the Town of Gorham Zoning Ordinance for property located at Tax Map R6, Lot 24B (6 Loups Garou Road) to allow a ground mounted solar array property. Chairman Flynn read the application and asked the applicant to present his case. Mr. Evankow explained that he planned to install a 16 panel solar array at the rear of his property. The area affected would be approximately 6.5' by 50'. The reason for the request to have it ground mounted is so it will be less visible to other properties in the area, it will be easier to take care of and be more protected from the wind. The system will be about 200' from the property line. Steve Roy questioned if there would be any noise associated with the system which there is not believed to be any type of noise. Abutter Ken Whitehouse stated that he looked at the site plan and has no objections with the proposal. Chairman Flynn asked if anyone wished to speak in favor or in opposition to the project. Ken Whitehouse spoke in favor of the use of solar power and wished Mr. Evankow good luck on his project. As there were no further comments or questions, Chairman Flynn closed the hearing @ 7:11 and the board entered into discussion. Chairman Flynn felt the location was an appropriate one. The system would not be visible to the abutters and the abutters supported the proposal. The board completed the Finding of Facts: 1) The project is a permitted use by Special Exception, 2) The panels will be placed in an inconspicuous location and 3) no opposition from

the neighbors. The board completed the voting sheets and Chairman Flynn called for a motion. On a motion from Lenny Knowles with a second from Steve Roy to approve the application, all members of the board voted to approve. As the vote was 3 in favor with 0 against, the applicant was informed the Special Exception was granted. Chairman Flynn informed the applicant that an aggrieved party could appeal this decision within 30 days and the applicant would be responsible for removing any work he had done if the board reversed its decision.

New Business - None

Old Business – None

Public Comment – None

Adjourn – On a motion from Lenny Knowles with a second from Steve Roy, the board adjourned at 7:20 pm

Respectfully submitted



Michelle M. Lutz
August 22, 2016

Approved November 2, 2016

Approved November 2, 2016