

TOWN OF GRAY
ZONING BOARD OF APPEALS
AGENDA • MAY 24, 2023

**Zoning Board of
Appeals Regular
Meeting**

Henry Pennell Municipal Complex
24 Main Street
Gray, Maine

7:00 PM

I. MEETING COMMENCES

Roll Call

II. MINUTES APPROVAL

a. April 26, 2023 ZBA Minutes

III. DISCUSSION

1. Discussion of the ZBA duties, responsibilities, and expectations.
2. Types of appeals

IV. ADJOURNMENT

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TOWN of GRAY
ZONING BOARD OF APPEALS
MINUTES • APRIL 26, 2023

Henry Pennell Municipal Complex
 24 Main Street Gray, ME, 04039

7:00 PM

I) MEETING COMMENCES**ROLL CALL**

Attendee Name	Status
Brad Fogg	Present
Georgia Woodbury	Present
Derek Shirley	Present
Anthony Grabarz	Present

II) MINUTES APPROVAL

II.a) March 22, 2023 ZBA Meeting Minutes Approval

Department: Zoning Board of Appeals

III) NEW BUSINESS: PUBLIC HEARINGS

III.a) Goetz Appeal:

Debi and Andreas Goetz have filed an administrative appeal regarding a proposed five-bedroom short term lodging facility. The definition of a bed and breakfast in Section 402.2.2 establishes a three-bedroom maximum and the definition of a hotel/motel allows for five or more rooms but is not permitted on their property per chapter 402 of the Gray Town Ordinance for their lot located at 14 Yarmouth Road, Gray Tax Map 43, lot 405-30, located in a Village Center Proper Zoning District.

Department: Zoning Board of Appeals

Motion to approve Goetz Appeal:

Debi and Andreas Goetz be granted an administrative appeal to establish a four-bedroom bed and breakfast at 14 Yarmouth Road, Tax Map 43 Lot 405-30, in a Village Center Zoning District. Which will provide individual facilities for each of the four rooms and must comply with all applicable public safety codes. That Debi and Andreas Goetz provide a copy of their land survey to their neighbors upon request. Further, that the facility will be owner occupied, and in the future allow for owner representative, and remove the "owner occupied" requirement.

RESULT	PASSED [UNANIMOUS]
MOVER	Brad Fogg
SECONDER	Georgia Woodbury
AYES	Brad Fogg, Georgia Woodbury, Derek Shirley, Anthony Grabarz

III.b) 309 Portland Road Appeal:
Randall Whitney and Jamie MacKinnon have filed an administrative appeal of a Notice of Violation regarding prohibiting a construction services use, as established in The Town of Gray Zoning Ordinance Chapter 402, on their property in a Medium Density Zoning District at 309 Portland Road, Gray Tax Map 069-041-029-001.

Department: Zoning Board of Appeals

Motion to approve 309 Portland Road Appeal:
 To affirm the decision of the Code Enforcement Officer in the 309 Portland Road appeal. Approved by vote of 3 in favor and 1 opposed (Shirley), the Zoning Board of Appeals: adopts this Decision (and Findings of Fact and Conclusions of Law); and authorizes the Chair to sign this Decision.

RESULT	PASSED [3-1]
MOVER	Brad Fogg
SECONDER	Georgia Woodbury
AYES	Brad Fogg, Georgia Woodbury, Anthony Grabarz
NAYS	Derek Shirley

IV) ADJOURNMENT