

**GORHAM, NH PLANNING BOARD
APPLICATION FOR SITE PLAN REVIEW**

INSTRUCTIONS:

1. Carefully read Zoning Ordinance and Site Plan Review Regulations.
2. Complete this application.
3. Determine whether or not your project meets the criteria for Minor Site Plan Review.

FOR MINOR SITE PLAN REVIEW, you may submit this application with a self-prepared plan, clearly drawn at a scale no smaller than 1" to 20' on an 8 1/2" x 11" or larger sheet of paper, illustrating the proposed alterations, along with a written description of the proposal. Drawings must contain an approximate scale, and arrow indicating the general direction of north. The site plan must be drawn reasonably to scale, and the drawing and written description must contain enough detail to enable the Board to determine compliance with these regulations. Setbacks must be indicated, along with features surrounding the proposed alteration sufficient to provide the Board with an understanding of the context of the proposed alteration. The Planning Board may require such additional other information as it deems necessary in order to apply the regulations contained herein.

FOR ALL OTHER PROJECTS, please complete the Checklist for Site Plan Applications and provide the required information as applicable. (For Final Application, Checklist must be complete.)

4. Compile abutters list containing the names and addresses of all abutters as indicated in Town records not more than five (5) days before the day you will file this application; names and addresses of all holders of conservation, preservation, or agricultural preservation restrictions; and names and business addresses of every engineer, architect, land surveyor, or soil scientist whose professional seal appears on any exhibit.
5. Submit all required information, and a check payable to the Town to cover filing fees, mailing, advertising, and other costs at least 21 days before the regular monthly meeting.

FOR MORE INFORMATION PLEASE CALL 603-466-3322.

PROPERTY INFORMATION

Map # U-5 Lot # 20 Property Address 101 Main Street
Lot Size _____ Acres 4,269 Sq. Ft. Zoning District _____

APPLICATION TYPE

Minor? Yes No _____

Preliminary Plan (Design Review) _____ Final Approval _____

CONTACT INFORMATION

Owner's Name: Christian Corriveau & Luke Ijams
Mailing Address: 101 Main Street Gorham NH
E-mail: christian@722industries.com Phone 6036316911

AGENT, if applicable (Landowners may designate an agent (relative, surveyor, or real estate broker, etc.) to represent them during the application process)

Name: _____

Mailing address: _____

E-mail: _____ Phone _____

PROJECT DESCRIPTION

Please describe existing use of the property, square feet of building, # of dwelling units:

Gourmet coffee shop with dinner food & beverage service with
Limited on site food preparation.

Please describe proposed use of the property, square feet of building, # of dwelling units:


Dinner food & beverage service, with on site food preparation and simple
entertainment

SIGNATURES

I hereby declare that:

1. I have examined this application, including the accompanying exhibits and to the best of my knowledge and belief, it is true and complete.
2. The Agent listed (if any) is authorized to represent me in the application process.
3. Members of the Gorham Planning Board and its agents, including consultants and Town employees, are hereby authorized to enter the property for the purpose of evaluating this application, including for the purposes of a publicly noticed site visit, and if approved, for performing any inspection deemed necessary by the Board or its agents to ensure conformance with conditions of approval and conformance of the on-site improvements with the approved plan and all other applicable ordinances and regulations.

NOTE: If there are multiple owners, a valid application requires the signature of each owner.

Signature:  _____ Date: 3/30/2023

Signature: _____ Date: _____



TOWN OF GORHAM

Zoning Permit Application

INSTRUCTIONS

Please complete and mail to the Planning and Zoning Office, Town of Gorham, 20 Park Street, Gorham, NH 03581 or email to vhill@gorhamnh.org.

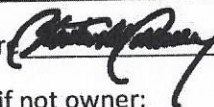
TYPE OF PROJECT

The Town of Gorham Zoning Ordinance requires a Zoning Permit prior to commencing any of the following activities. Please check all that apply:

- Change the use of a building or lot
- Construct a new building or structure
- Make exterior dimensional additions to a building or structure
- Increase the number of dwelling units
- Convert rooms or dwelling units from residential use to transient use (offered for rent in increments of less than 30 days)
- Begin a Home Occupation
- Add or replace outdoor lighting for multi-family or nonresidential use (unless exempt by Section 5.07 D)

APPLICANT INFORMATION

Owner Name Christian Corriveau & Luke Ijams Phone 6036316911
Mailing address 101 Main Street Gorham NH Email christian@722industries.com

Owner Signature 

Agent Contact if not owner:

Name _____ Phone _____
Email _____

PROPERTY INFORMATION

Street address 101 Main Street Gorham NH Tax map/lot number Map U-5, Lot 20
Zoning District Commercial - CA Lot size: _____ acres 4,269 sq. ft.
Lot Frontage (length of front lot line) 58' +/-

Type of Property

- Single or two-family home
- Multi-family
- Commercial

- Other _____
- Mixed _____

PROJECT DESCRIPTION

Will the proposed use involve any use of the property by the public, for example, employees, customers, clients, tenants or paying guests?

- No
- Yes, please describe

Dining area will be for public service, adjusting bathroom for ADA compliance.

Existing use of the building and number of dwelling units:

Coffee Shop/Breakfast/ and dinner service with limited on site food preparation and one simple residential efficiency unit upstairs, and seating for less than 50.

Proposed use of the building and number of dwelling units:

Simple food preparation on site for night time food and beverage service, including light culinary offerings (tapas)

Refined mixology/wine, and simple entertainment with seating for 50 or less.
Describe proposed improvements/change:

Additional hand sink added to food preparation area, expand use of food preparation area, expand bathroom to have additional room for a wheelchair, and work to bring electrical and plumbing to code for safe execution.

SKETCH

Please attach sketch (or survey if you have one) to provide the details of the proposed improvements/change. Include:

- Existing and proposed buildings or other structures, signs, drives and parking with dimensions (width, length, height).
- For home businesses, be sure to include sq. ft. of home and any accessory structures and sq. ft. to be utilized for the home business.
- Include all setbacks (the distance between buildings or other structures, signs, drives or parking, and property lines). A survey may be required if needed to confirm compliance with setbacks.
- Show any wet areas, brooks, or riverbanks.
- For nonresidential properties include lighting and outdoor use areas, such as outdoor seating, recreation, storage, display.
- Home businesses include outdoor storage areas, including trash, with proposed screening.

THIS PAGE FOR OFFICIAL USE ONLY

Needed prior to approval of Zoning Permit

- | | |
|--|----------------|
| <input type="checkbox"/> Site Plan approval from Planning Board | Received _____ |
| <input type="checkbox"/> Special Exception from Zoning Board of Adjustment | Received _____ |
| <input type="checkbox"/> Conditional Use Permit from Planning Board | Received _____ |
| <input type="checkbox"/> Excavation Permit from Planning Board | Received _____ |

Needed prior to commencement of construction or activity

- Building Permit
- Driveway Permit _____ NHDOT _____ Town
- Septic Permit from NHDES or Approval for connection to Town sewer
- Approval for connection to Town water
- Flood elevation
- Dig Safe

Please Contact NHDES for information on additional permits that may be required from the state such as for activity affecting wetlands, shorelands, or alteration of terrain.

Approved

Notes _____

Denied

Reasons _____

CODE ENFORCEMENT OFFICER:

Signature _____ Date _____

Title _____

Appeal of a denial must be made to Zoning Board of Adjustment within 30 days of this decision.



200 feet Abutters List Report

Gorham, NH
March 27, 2023

Subject Property:

Parcel Number: 00U5-00020-0000
CAMA Number: 00U5-00020-0000
Property Address: 101 MAIN ST

Mailing Address: MICUCCI, JOSEPH R. MICUCCI, JEAN
11 MCFARLAND ST.
GORHAM, NH 03581

Abutters:

Parcel Number: 00U5-00007-0000
CAMA Number: 00U5-00007-0000
Property Address: 1 EXCHANGE ST

Mailing Address: PINE STICK LLC
15 MAIN STREET, #223
WATERTOWN, MA 02472

Parcel Number: 00U5-00008-0000
CAMA Number: 00U5-00008-0000
Property Address: 13 EXCHANGE ST

Mailing Address: GORHAM EXCHANGE BUILDING, LLC
PO BOX 157
GORHAM, NH 03581

Parcel Number: 00U5-00009-0000
CAMA Number: 00U5-00009-0000
Property Address: 19 EXCHANGE ST

Mailing Address: POULIN REVOCABLE TRUST RICHARD
RICHARD POULIN, TR 95 MAIN STREET
BERLIN, NH 03570

Parcel Number: 00U5-00013-0000
CAMA Number: 00U5-00013-0000
Property Address: 52 RAILROAD ST

Mailing Address: GRONE FAMILY REVOCABLE TRUST T
STEPHEN & ERICA GRONE, TR 133 MAIN
STREET
GORHAM, NH 03581

Parcel Number: 00U5-00016-0000
CAMA Number: 00U5-00016-0000
Property Address: 30 EXCHANGE ST

Mailing Address: MICUCCI, WAYNE T. MICUCCI, JANINE
7 BROADWAY AVE.
GORHAM, NH 03581

Parcel Number: 00U5-00017-0000
CAMA Number: 00U5-00017-0000
Property Address: 16 EXCHANGE ST

Mailing Address: SCHOENBECK, PAUL C.
16-22 EXCHANGE ST
GORHAM, NH 03581

Parcel Number: 00U5-00018-0000
CAMA Number: 00U5-00018-0000
Property Address: 10-14 EXCHANGE ST

Mailing Address: V NORD HAUS REALTY LLC
434 WEST MILAN ROAD
MILAN, NH 03588

Parcel Number: 00U5-00019-0000
CAMA Number: 00U5-00019-0000
Property Address: 95 MAIN ST

Mailing Address: CHABOT REV TRUST OF 2003 ROLAN
ROLAN R CHABOT TR 30 PROMENADE
ST
GORHAM, NH 03581

Parcel Number: 00U5-00021-0000
CAMA Number: 00U5-00021-0000
Property Address: 101 MAIN ST

Mailing Address: MICUCCI, JOSEPH R. MICUCCI, JEAN
11 MCFARLAND ST.
GORHAM, NH 03581

Parcel Number: 00U5-00022-0000
CAMA Number: 00U5-00022-0000
Property Address: 111-115 MAIN ST

Mailing Address: JACKSON, STEPHEN JACKSON,
ELIZABETH
13 MCFARLAND ST
GORHAM, NH 03581



www.cai-tech.com

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3/27/2023

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200 feet Abutters List Report

Gorham, NH
March 27, 2023

Parcel Number: 00U5-00023-0000
CAMA Number: 00U5-00023-0000
Property Address: 117 MAIN ST

Mailing Address: PORTER, ANDREW PORTER, CAROL T
12 WILFRED ST
GORHAM, NH 03581

Parcel Number: 00U5-00025-0000
CAMA Number: 00U5-00025-0000
Property Address: 11 SCHOOL ST

Mailing Address: ROY, STEVE H ROY, KRISTINE M
11 SCHOOL ST
GORHAM, NH 03581

Parcel Number: 00U5-00069-0000
CAMA Number: 00U5-00069-0000
Property Address: 114 MAIN ST

Mailing Address: BYRNE, ROBERT J. BYRNE, GLORIA
17 CHURCH ST.
GORHAM, NH 03581

Parcel Number: 00U5-00082-0000
CAMA Number: 00U5-00082-0000
Property Address: 4 MECHANIC ST

Mailing Address: O'MALLEY, ROSALIND P
4 MECHANIC ST
GORHAM, NH 03581

Parcel Number: 00U5-00083-0000
CAMA Number: 00U5-00083-0000
Property Address: 2 MECHANIC ST

Mailing Address: TRUE LYNDA
2 MECHANIC ST
GORHAM, NH 03581

Parcel Number: 00U5-00084-0000
CAMA Number: 00U5-00084-0000
Property Address: 108 MAIN ST

Mailing Address: KLUNGLER, ERWIN KLUNGLER,
SHIRLEY
108 MAIN STREET
GORHAM, NH 03581

Parcel Number: 00U5-00085-0000
CAMA Number: 00U5-00085-0000
Property Address: 104 MAIN ST

Mailing Address: CARL J MERCIER REVOCABLE TRUST
26 PINECREST AVENUE
BERLIN, NH 03570

Parcel Number: 00U5-00086-0000
CAMA Number: 00U5-00086-0000
Property Address: 98 MAIN ST

Mailing Address: CHABOT REV TRUST OF 2003 ROLAN
ROLAND R CHABOT TR 30 PROMENADE
ST
GORHAM, NH 03581

Parcel Number: 00U5-00089-0000
CAMA Number: 00U5-00089-0000
Property Address: 88 MAIN ST

Mailing Address: LACROIX, LEONARD J LACROIX, CAROL
B
P. O. BOX 198
NORTH CONWAY, NH 03860

Parcel Number: 00U5-00090-0000
CAMA Number: 00U5-00090-0000
Property Address: 11 ANDROSCOGGIN ST

Mailing Address: PAIVA JOHN C MERCER JACQUELINE
11 ANDROSCOGGIN STREET
GORHAM, NH 03581



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3/27/2023

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Narrative

The Vault offers Gorham, New Hampshire a taste of worldly treasure. In a stylish environment, guests are engaged with a simple yet diverse menu, beer, wine, and an advanced cocktail menu whilst enjoying offerings of live entertainment in various respects. The Vault's interior greets guests with a boutique approach to Gatsby across the globe with emerald and gold accents, that carries the concept through to the drink and food menu, offering an entree price point in the top percentile in the local area. Drawing locals with an aggressive service model delivers The Vault as a local attraction.

The Vault's staffing model and strategy hold significant importance to the perceived value of well-known local human capital. Community minded staffing mindset paired with a menu design and execution of items such as boards with artful displays or essences of worldly flavor. Pursuing a specific market share of individuals in the area seeking a health conscious, higher end meals. The Vault will feature 50 seats, including a bar, drink rail, and various styles of seating. Guests may expect concierge table service with a more traditional approach. Guests are not expected to order on tablets or use QR codes in The Vault, but be cared for completely by The Vault's Hospitality team.

The Vault is a design-forward concept, with a combination of regency, art-deco, and world accent designs, guests will be faced with a high-end concept in design. The layout of the restaurant mimics a vintage club, with a half booth along one wall and various assortments of other styles of seating. The interior features black walls, plastered with gold and emerald accents. A stage area with vintage furniture and music equipment encompasses the corner near the bar, enabling The Vault to be both a stand alone restaurant, and a live entertainment destination in a currently dry market.

The Vault is pursuing a dining demographic similar to that of Saalt, health conscious, seeking a differentiated and higher end product, in a stylish environment. Additionally, guests will be engage with live entertainment that seeks to broaden the demographic.

Changes to the building will include expansion of the bathroom to include the appropriate size for handicapped accessibility, as well as minor changes as recommended by the Code Enforcer, Fire Department, and Health inspector to appropriately use the existing food prep area for full on sight food preparation. There will not be gas in this kitchen, but induction and electric cooking will occur.

The business will be operational from 4pm-10pm, Wednesday-Saturday evening. Considering the Vault is identified as a next generation of SAaLT, the existing building that formerly housed that business will not be filled with a tenant operating during these hours. Liz and Steve are conscientious of ensure that the business do not compete in operation or for the existing parking arrangement in downtown that was utilized by SAaLT and Dermody Road.

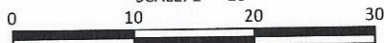


The Vault

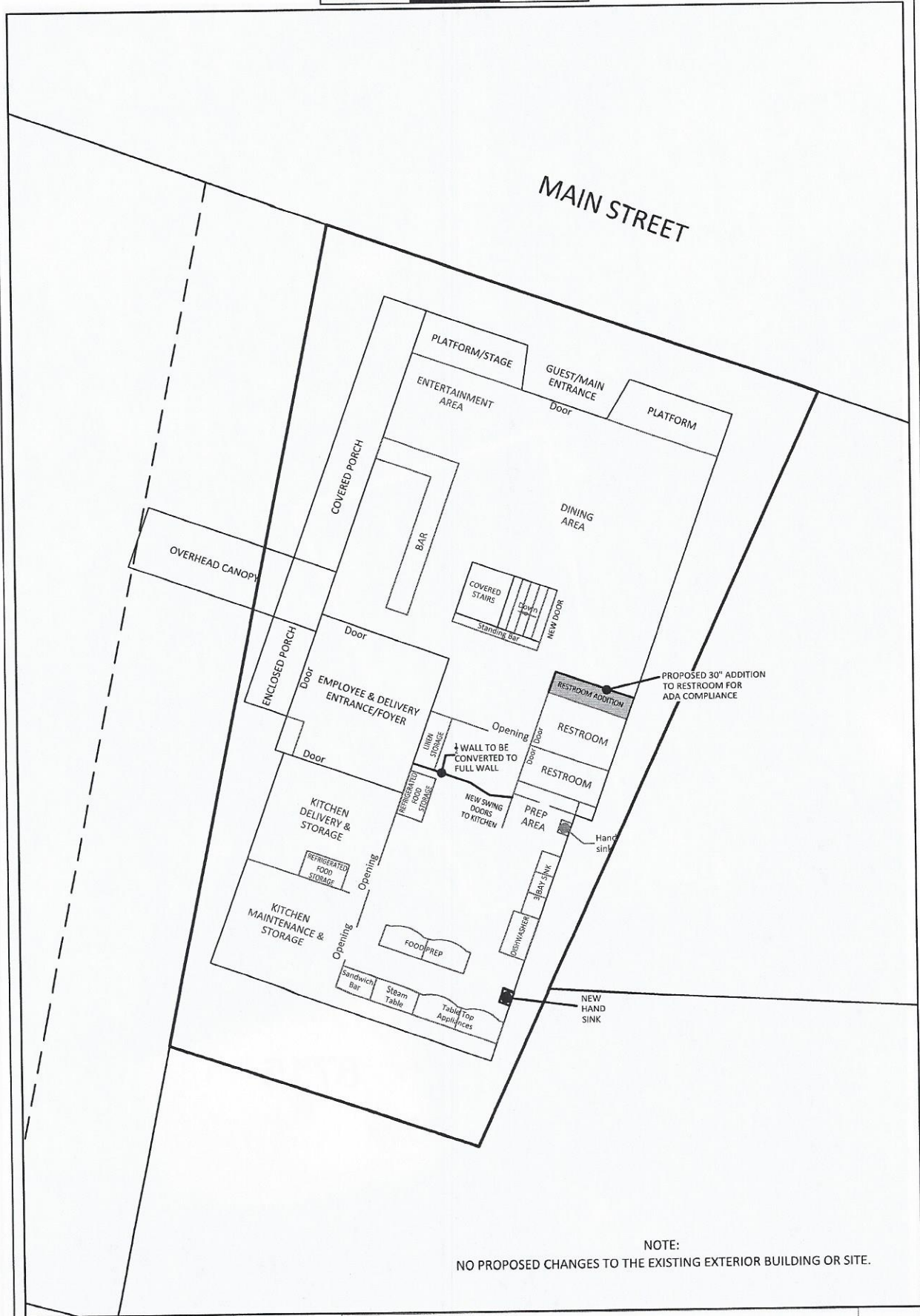
101 Main Street, Gorham, NH

March 22, 2023

SCALE: 1" = 10'



MAIN STREET



PROPOSED 30" ADDITION TO RESTROOM FOR ADA COMPLIANCE

NEW HAND SINK

NOTE:
NO PROPOSED CHANGES TO THE EXISTING EXTERIOR BUILDING OR SITE.



The Vault

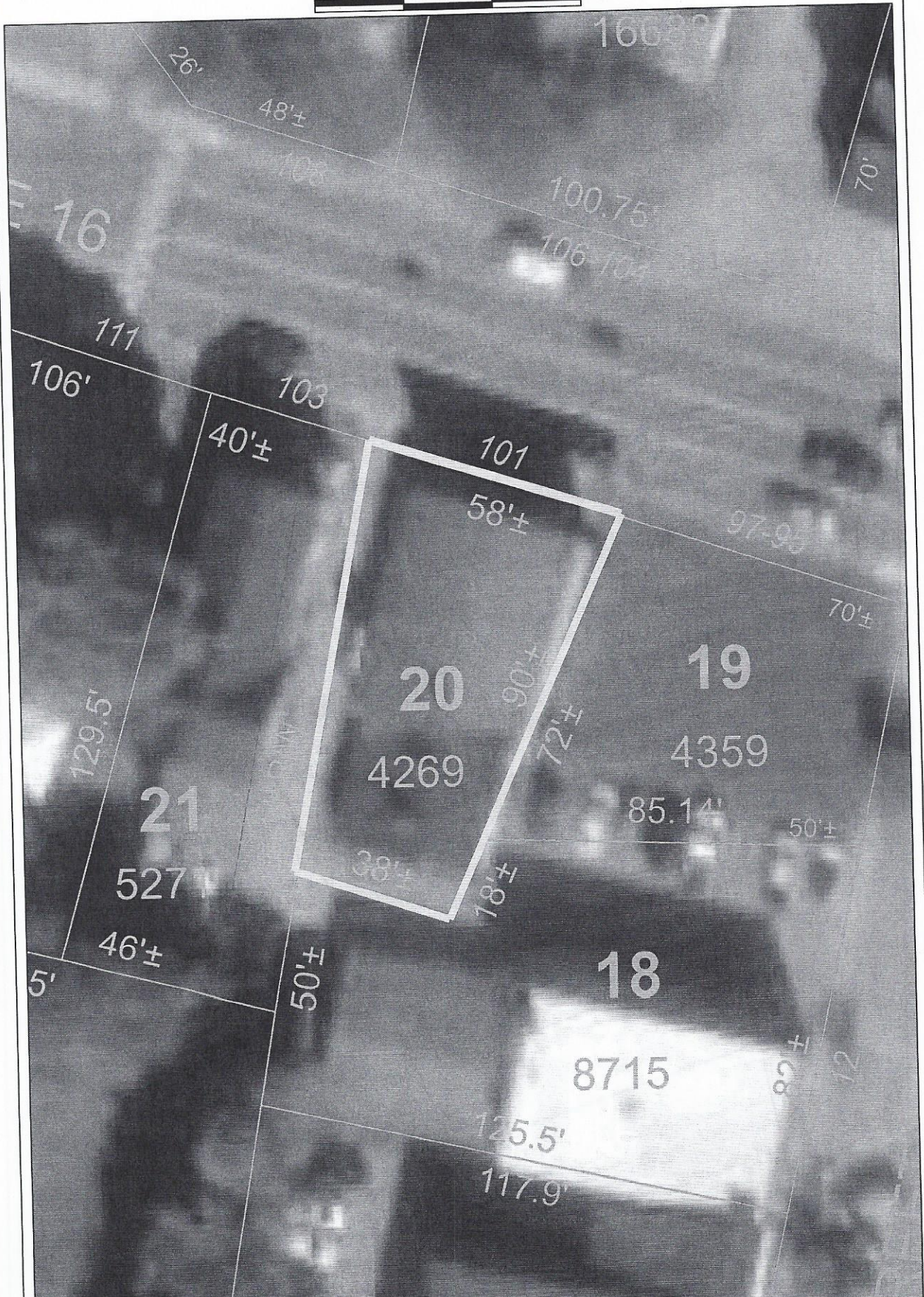
101 Main Street, Gorham, NH



March 22, 2023

1 inch = 20 Feet

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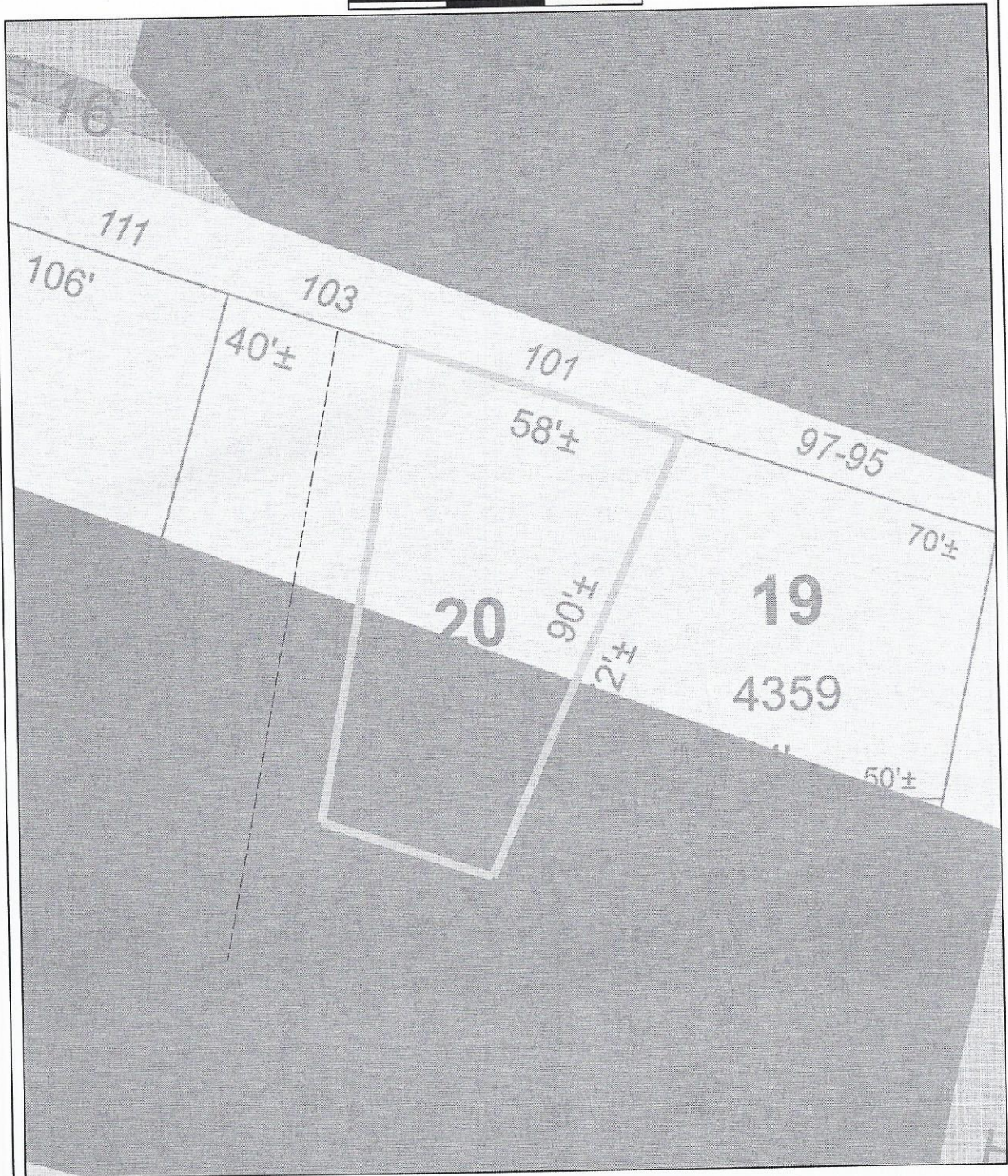
The Vault
101 Main Street, Gorham, NH



March 22, 2023

1 inch = 20 Feet

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- Common Line
- Property Line
- Public Road
- Right of Way
- Commercial A - CA
- Lower Village/Lancaster Rd - #3
- Commercial A

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The Vault

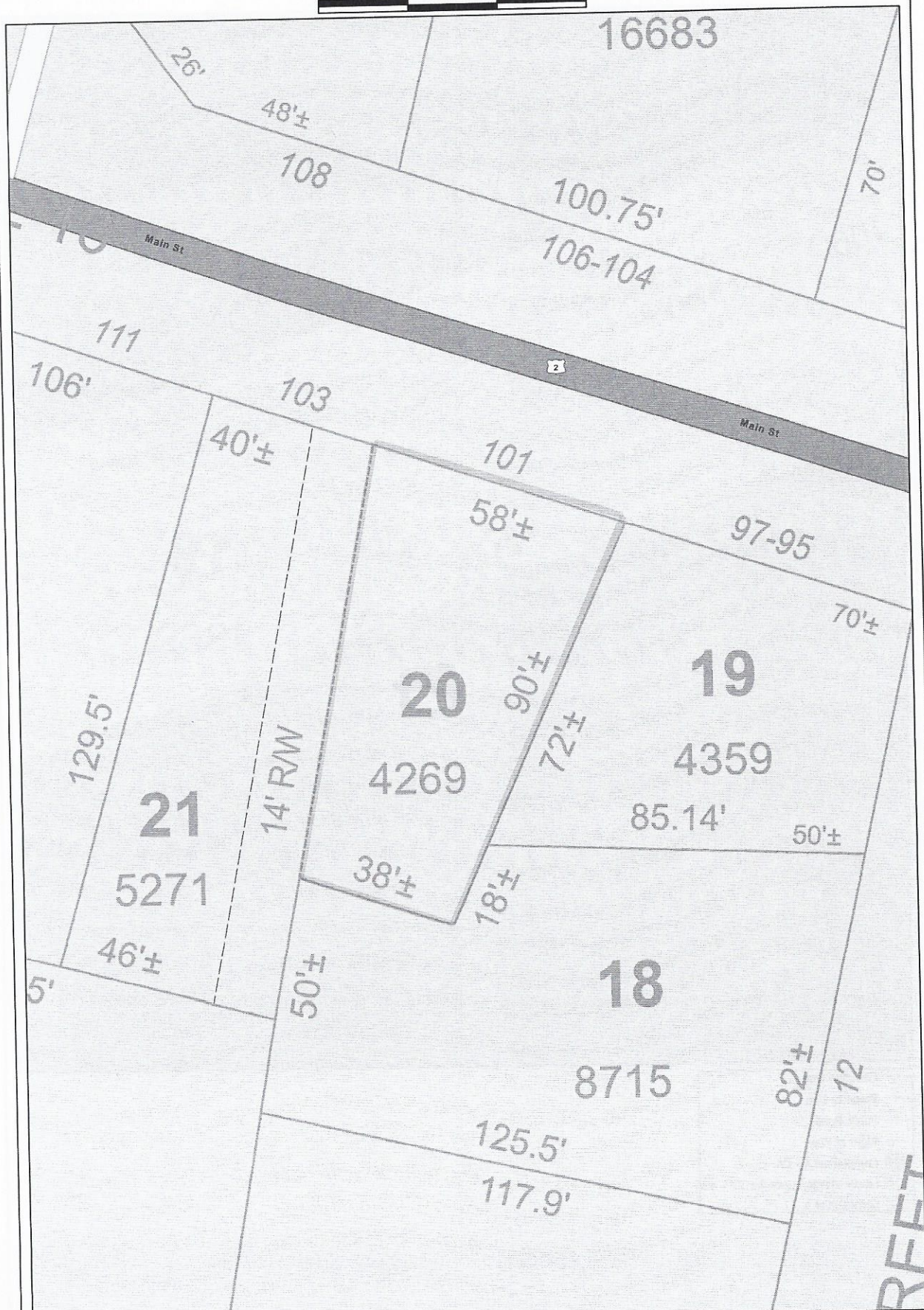
101 Main Street, Gorham, NH



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March 22, 2023

1 inch = 20 Feet



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R-4

U-6

U-4

U-3

U-2



NO PARCEL 24,39A,46,47,52,63,64,86,115,170,184

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83.

ORIGINAL MAPPING BY JOHN E. O'DONNELL & ASSOCIATES AUBURN, MAINE, 1974.

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Precision Mapping Geospatial Solutions

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LEGEND

ENCLOSURE LOT BOUNDARY

ENCLOSURE AREA

RECORD DIMENSION

SCHEMATIC DIMENSION

UTILITY LINE

WATER

ENCLOSURE LOT BOUNDARY

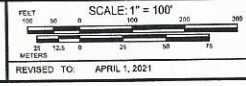
ENCLOSURE AREA

RECORD DIMENSION

SCHEMATIC DIMENSION

UTILITY LINE

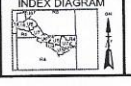
WATER



PROPERTY MAPS

GORHAM

NEW HAMPSHIRE



MAP NO.

U5

Town of Gorham

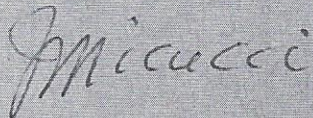
Planning Board

RE: Change of Use – 101 Main Street

To whom it may concern,

Please accept this letter as written authorization for Sushi & Sandwich, LLC to conduct business and change use of 101 Main Street, Gorham NH. As we intend to sell the above-mentioned property to Christian Corriveau and Luke Ijams of Sushi & Sandwich, LLC, we wish to support their endeavor in the space that is being referred to as The Vault. As such, we authorize all of the enclosures in this submission to the Town of Gorham Planning Board this April.

With appreciation,



Joseph Micucci

3.30.2023