



TOWN OF GORHAM Zoning Permit Application

INSTRUCTIONS

Please complete and mail to the attention of the Zoning Board of Adjustment, 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 My Three Sons Investments, LLC, Paul Martin Phone 978-212-9150

Mailing address 2770 Arapahoe Rd, #132-222 Email Paul@m3sinvest.com
Lafayette, CO 80026

Owner Signature *Paul*

Agent Contact if not owner:

Name _____ Phone _____
_____ Email _____

PROPERTY INFORMATION

Street address 173 Main St, Gorham, NH Tax map/lot number GORH M:U6 L:6

Zoning District Commercial Lot size: _____ acres 9692 sq. ft.

Lot Frontage (length of front lot line) N/A

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 I'm converting this duplex into two furnished Short/Mid rentals.

Existing use of the building and number of dwelling units:

I recently purchased and it's my understanding both units were long term rentals.

Proposed use of the building and number of dwelling units:

I'm converting this duplex into two furnished Short/Mid rentals. It's my intention to offer minimum 2 night stays as well as housing for traveling nurses and other professionals/travelers who require temporary furnished housing.

Describe proposed improvements/change:

Full cosmetic rehab: paint, floors appliances.

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.

**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 # U6 Lot # 6 Property Address 173 Main St
Lot Size _____ Acres 9692 Sq. Ft. Zoning District Commercial

APPLICATION TYPE

Minor? Yes _____ No X
Preliminary Plan (Design Review) X Final Approval _____

CONTACT INFORMATION

Owner's Name: My Three Sons Investments, LLC — Paul Martin, owner
Mailing Address: 2770 Arapahoe Rd, #132-222
Lafayette, CO 80026
E-mail: paul@m3sinvest.com Phone 978-212-9150

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:

1646 sf vacant duplex.

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

My intention is to rent the upper unit to traveling nurses needed at your hospital and short term
rent the lower unit.

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: Paul N Date: March 27, 2023

Signature: _____ Date: _____

Victoria Hill

From: Paul Martin <paul@m3sinvest.com>
Sent: Friday, March 31, 2023 12:40 PM
To: Victoria Hill
Subject: Floor plans attached Re: 173 Main St, Gorham Zoning use permit app attached
Attachments: Gorham First Floor plan.pdf; Gorham Second Floor plan.pdf

You don't often get email from paul@m3sinvest.com. [Learn why this is important](#)

Paul Martin
My Three Sons Investments, LLC
Lafayette, CO
paul@m3sinvest.com
303-330-2750

Good things will happen

On Mar 27, 2023, at 12:34 PM, Paul Martin <paul@m3sinvest.com> wrote:

Victoria,
Site plan app attached. Please confirm it's completed as you deem necessary.

Thank you again,
Paul Martin

<Executed Site Plan Application.pdf>

On Mar 24, 2023, at 1:38 PM, Victoria Hill <vhill@gorhamnh.org> wrote:

Paul:
Thank you for submitting the Zoning Permit Application for your property on Main St. Based on the STR regulations and the flow chart, your property would not qualify for short rentals. You will need to a site plan review for a tourist accommodation. Attached please find the STR flow chart, application for site plan review, building permit application and the zoning ordinance. See Section 3.02.

Take care,

Victoria Hill
Planning and Zoning Board Clerk
Town of Gorham
(603) 466-3322 x 113

-----Original Message-----

From: Paul Martin <paul@m3invest.com>
Sent: Wednesday, February 22, 2023 1:02 PM
To: Victoria Hill <vhill@gorhamnh.org>
Cc: Darla Storm <support@m3invest.com>
Subject: 173 Main St, Gorham Zoning use permit app attached

Ms Hill,

Thank you so much for your time and direction on this matter.
See attached application. I look forward to the board's reply.

Paul Martin
My Three Sons Investments, LLC

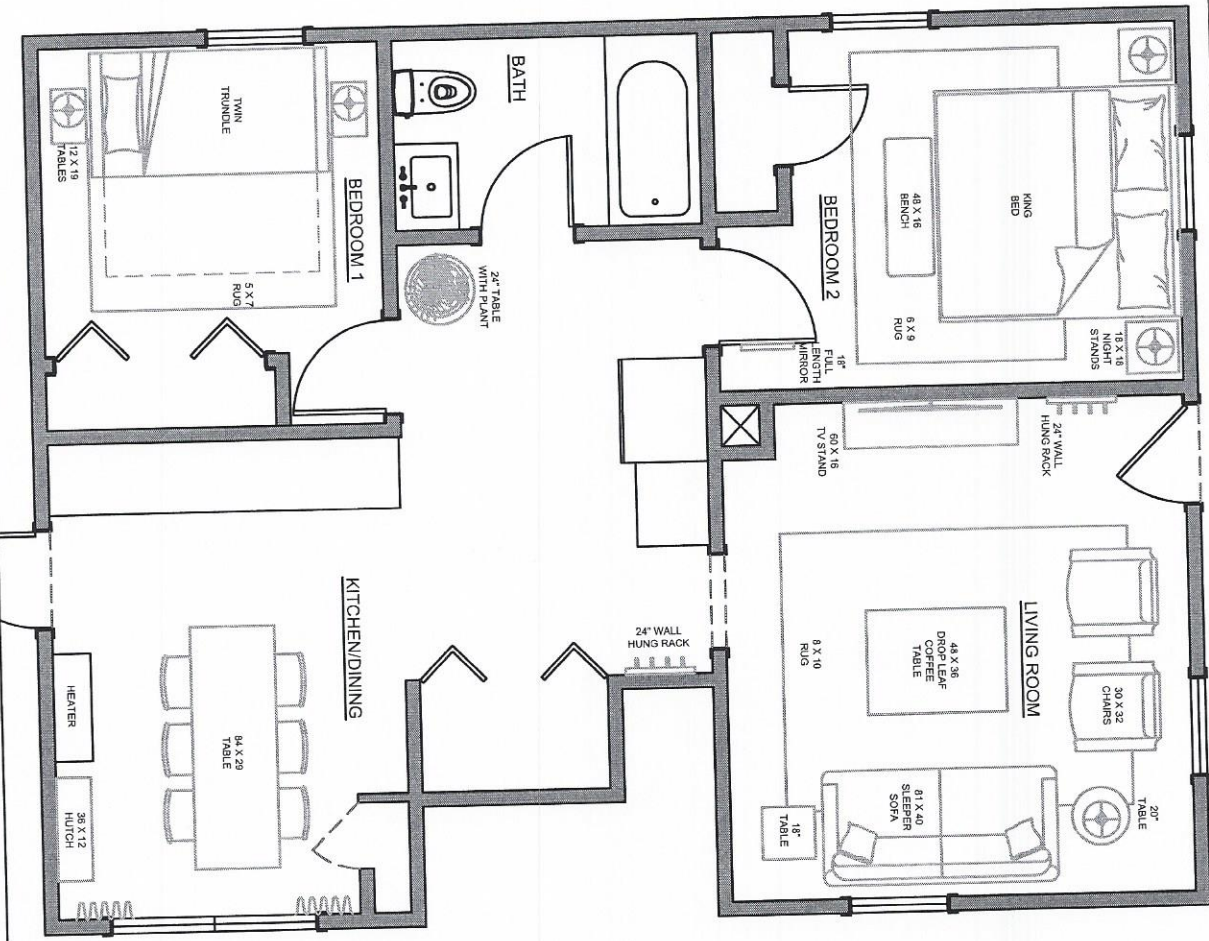
Good things will happen

<STR flow chart.pdf><Site Plan
Application.pdf><building_permit_application.pdf><Zoning Ordinance 03092021.pdf>

Paul Martin
My Three Sons Investments, LLC
Lafayette, CO
paul@m3invest.com
303-330-2750

Good things will happen

781 SF



NOTE: THESE DRAWING ARE INTENDED FOR CONCEPT PURPOSES. EXACT LAYOUT AND PLACEMENT OF ITEMS TO BE VERIFIED ON-SITE

Valscapes

Valerie Dascoli

970-214-2885

valscape64@gmail.com

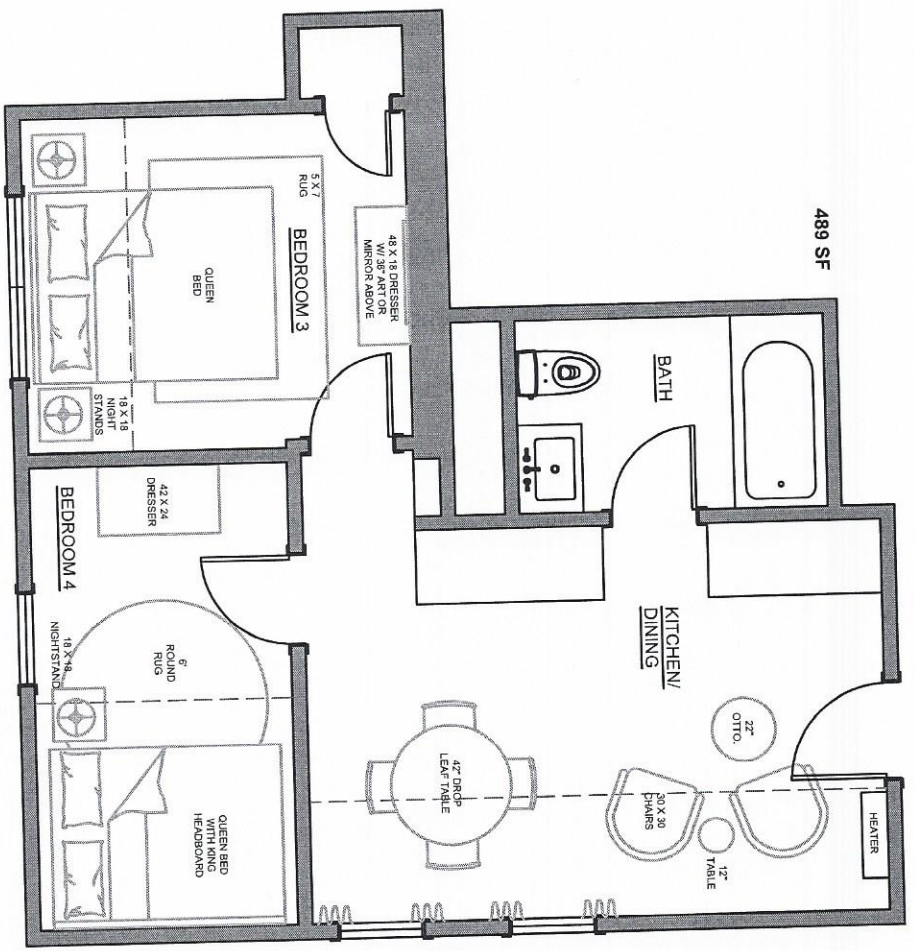
Gorham Residence

173 Main - First Floor

3/16" = 1'

3/28/2023

489 SF



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Gorham Residence

173 Main - Second Floor
3/16" = 1'
3/28/2023