

**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 # U5 Lot # 145 Property Address 70 Main Street  
 Lot Size 0.1999 Acres 8,276 Sq. Ft. Zoning District CA

APPLICATION TYPE

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

CONTACT INFORMATION

Owner's Name: Hathaway A. W Perry / Steven J. Perry  
 Mailing Address: 70 Main Street, Suite 3  
Gorham, NH 03581  
 E-mail: seventymainstreet@gmail.com Phone 802-698-3812

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:

Three (3) unit multi-family residential, 4,100 s.f., three (3) dwelling units

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

Two (2) unit tourist accommodation with one (1) residential unit, 4,100 s.f., three (3) dwelling units

**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: Jonathan W. Perry Date: 6.26.23

Signature: Ann Perry Date: 6.26.23

### ABUTTER'S MAILING LIST

“Abutter” means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the Board. Please also include easement holders and any professional whose seal appears on any exhibit.

<p>Tax map/lot # <u>U5/144</u></p> <p>Name <u>Cote Family Revocable Trust</u></p> <p>Address <u>Cote, Thomas J / Bourbeau, Josee</u> <u>72 Main Street, PO Box 157 -</u> <u>Gorham, NH 03581</u></p>	<p>Tax map/lot # <u>U5/146</u></p> <p>Name <u>Gilbert, Frederick S / Gilbert, Jennifer M</u></p> <p>Address <u>7 Alpine Street</u> <u>Gorham, NH 03581</u></p>
<p>Tax map/lot # <u>U5/181</u></p> <p>Name <u>Mooney, Michael D</u></p> <p>Address <u>2 High Street</u> <u>Melvin Village, NH 03850</u></p>	<p>Tax map/lot # <u>U5/1</u></p> <p>Name <u>Gorham, Town of</u></p> <p>Address <u>Office of Selectmen - 20 Park Street</u> <u>Gorham, NH 03581</u></p>
<p>Tax map/lot # _____</p> <p>Name _____</p> <p>Address _____</p>	<p>Tax map/lot # _____</p> <p>Name _____</p> <p>Address _____</p>
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# 70 Main Street – Minor Site Plan Review Proposal

## Applicants

Washington Perry, Hathaway A / Perry, Steven J.  
70 Main Street, Suite 3  
Gorham, NH 03581

## Proposal

The existing property (Map #U5, Lot #145) is an owner-occupied three (3) unit residential dwelling.

This proposal is requesting a change of use from a multi-unit residential dwelling to a three (3) unit dwelling where two (2) units are available to be used as tourist accommodations and the third unit remains as an owner-occupied space.

### Unit 1

1175 sf. Single story

### Unit 2

1405 sf. Two story

1<sup>st</sup> floor – 635 sf.

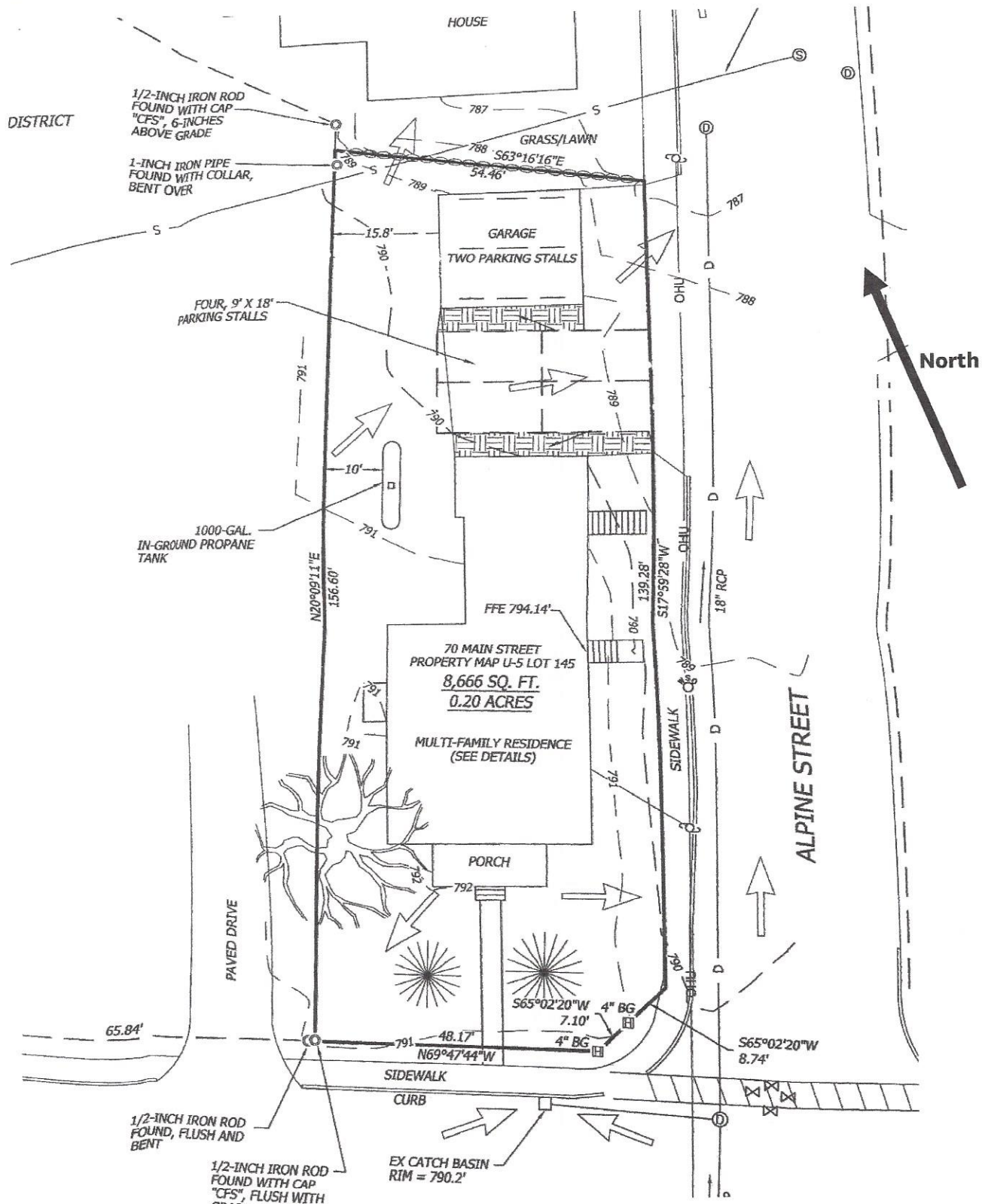
2<sup>nd</sup> floor – 770 sf.

There is no change to the existing site plan on file with the Town of Gorham.



70 Main Street  
Change of Use Proposal

Owners: Washington Perry, Hathaway A / Perry, Steven J.	
Address: 70 Main Street, Suite 3, Gorham, NH 03581	
Tax Map #: U5	Lot #: 145
Proposal: Change of use for two (2) residential units to two (2) tourist accommodation units	



70 Main Street  
Change of Use Proposal

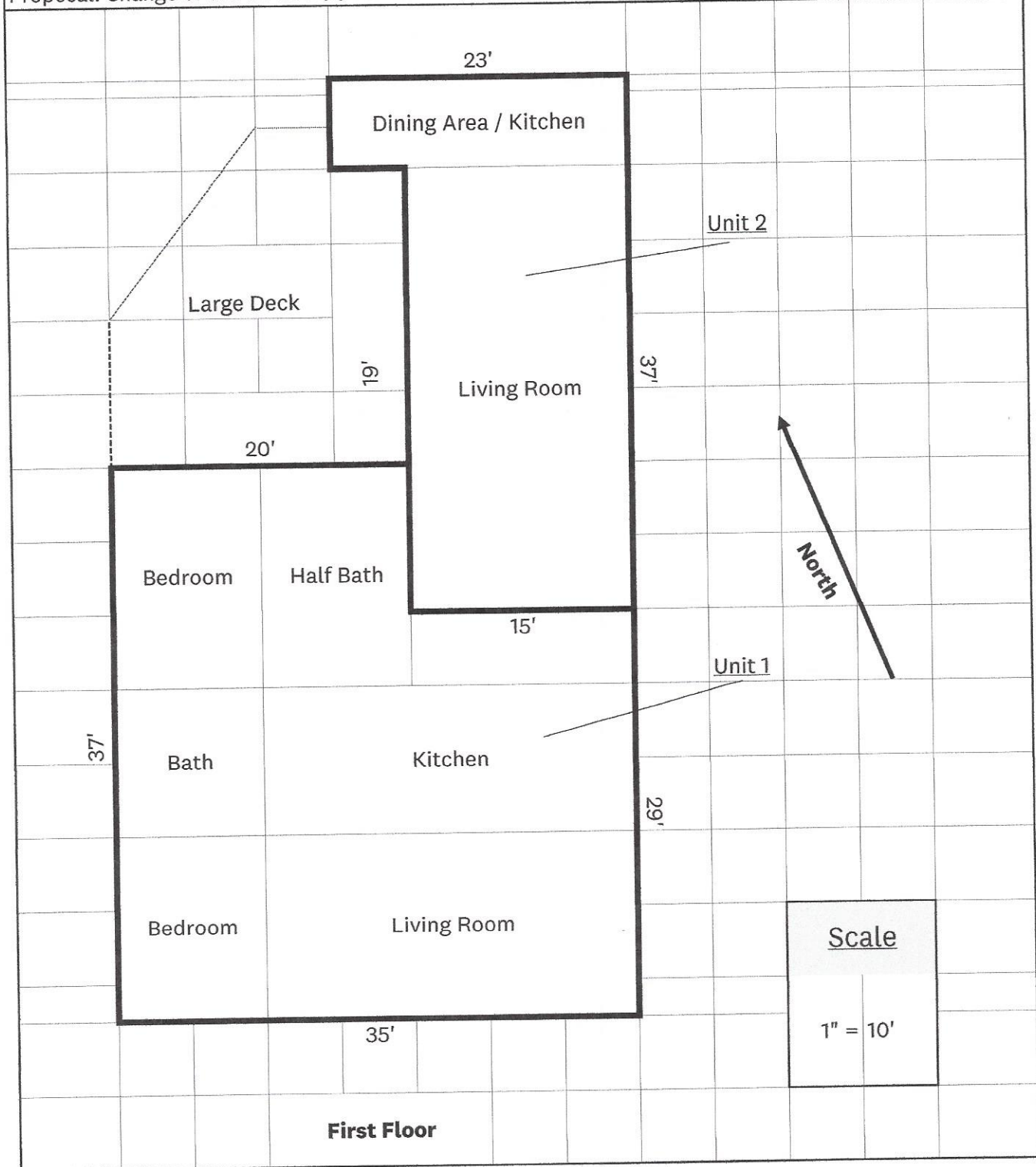
Owners: Washington Perry, Hathaway A / Perry, Steven J.

Address: 70 Main Street, Suite 3, Gorham, NH 03581

Tax Map #: U5

Lot #: 145

Proposal: Change of use for two (2) residential units to two (2) tourist accommodation units



70 Main Street  
Change of Use Proposal

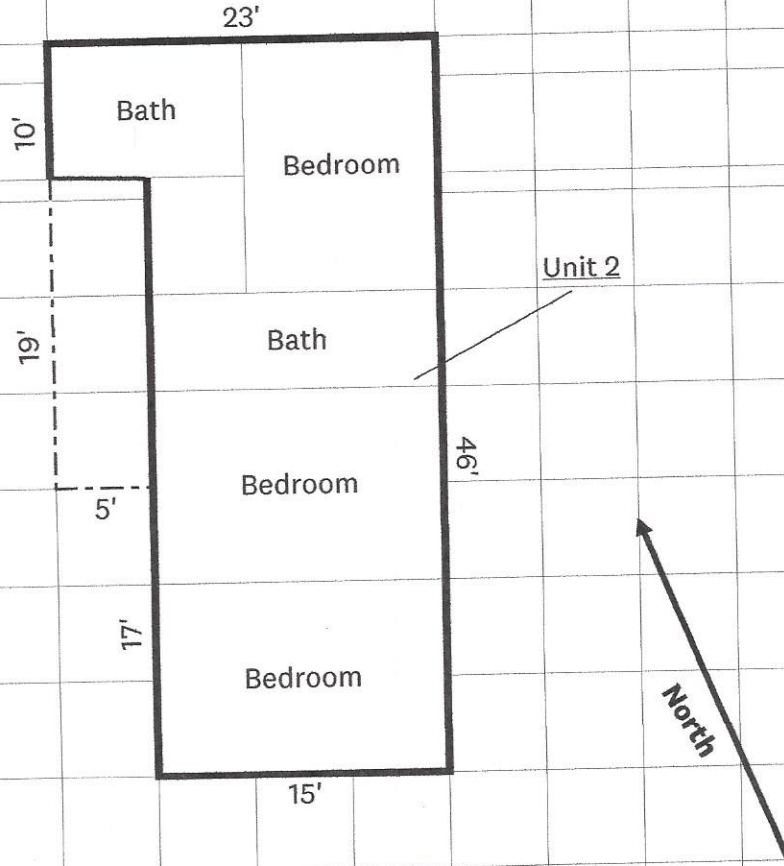
Owners: Washington Perry, Hathaway A / Perry, Steven J.

Address: 70 Main Street, Suite 3, Gorham, NH 03581

Tax Map #: U5

Lot #: 145

Proposal: Change of use for two (2) residential units to two (2) tourist accommodation units



**Second Floor**

**Scale**

1" = 10'



## Interior Photos - Unit #1

Borrower	Perry, Hathaway & Steven						
Property Address	70 Main St						
City	Gorham	County	Coos	State	NH	Zip Code	03581



**Kitchen View 1**



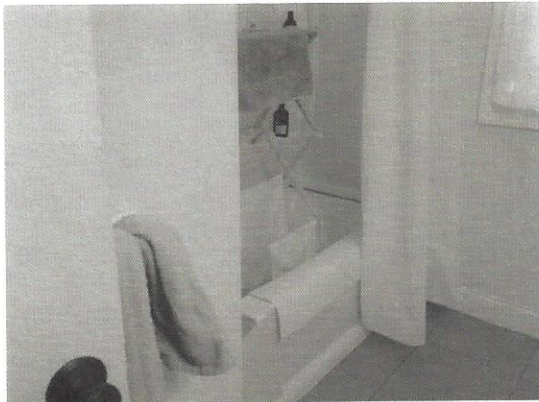
**Kitchen View 2**



**Living Room**



**Bath View 1**



**Bath View 2**

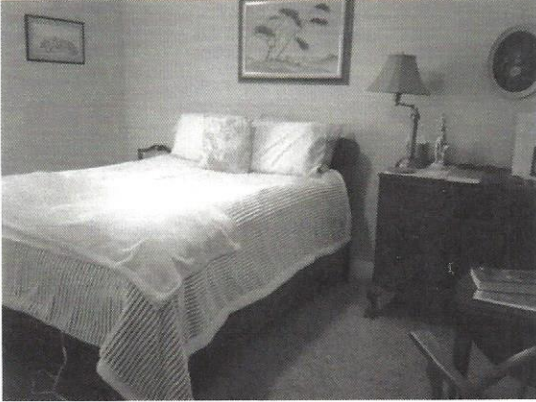


**Bedroom**



## Interior Photos - Unit #1

Borrower	Perry, Hathaway & Steven						
Property Address	70 Main St						
City	Gorham	County	Coos	State	NH	Zip Code	03581



**Bedroom**



**1/2 Bath View 1**



**1/2 Bath View 2**

**Furnace**

## Interior Photos - Unit #2

Borrower	Perry, Hathaway & Steven						
Property Address	70 Main St						
City	Gorham	County	Coos	State	NH	Zip Code	03581



**Kitchen View 1**



**Kitchen View 2**



**Dining Area**



**Living Room**



**Entry**

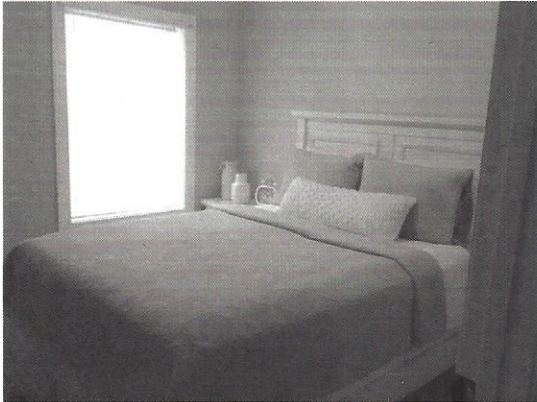


**Stairway**

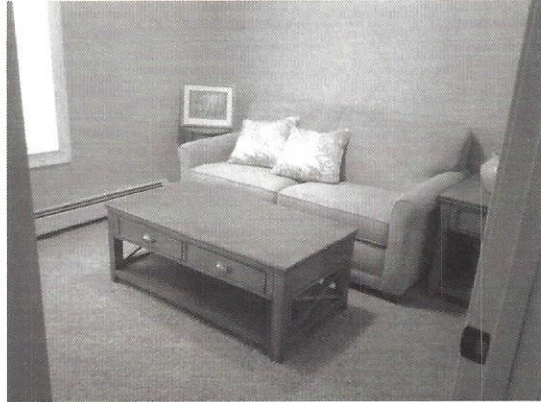


## Interior Photos - Unit #2

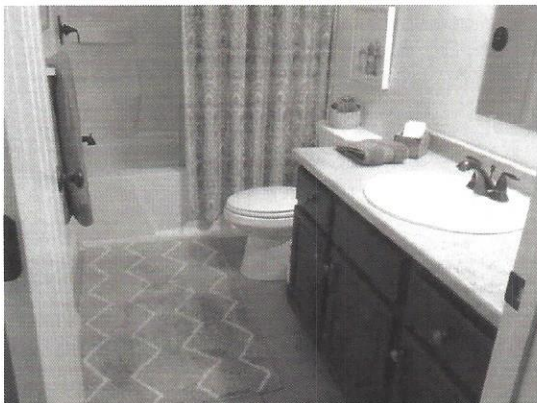
Borrower	Perry, Hathaway & Steven						
Property Address	70 Main St						
City	Gorham	County	Coos	State	NH	Zip Code	03581



**Bedroom**



**Bedroom**



**Bath 1**



**Bedroom**



**Bath 2 View 1**



**Bath 2 View 2**