

**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 # U14 Lot # 10 Property Address 620 Main Street
Lot Size 0.45 Acres 19,399 Sq. Ft. Zoning District CB

APPLICATION TYPE

Minor? Yes No

Preliminary Plan (Design Review) Final Approval

CONTACT INFORMATION

Owner's Name: 620 BG LLC

Mailing Address: 6 Francis Street

Berlin, NH 03570

E-mail: NA Phone 603-728-9620

10/21/2021

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

Name: NA

Mailing address: _____

E-mail: _____ Phone _____ PROJECT

DESCRIPTION

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

Service Station, 3 Bay (3888 s.f.) with 2 Residential Units (1536 s.f.)

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

Service Station, 3 Bay (3888 s.f.), fenced in stock/storage area (6,936 s.f.)

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: _____

Signature: _____ Date: _____

10/21/2021

**TOWN OF GORHAM, NH
CHECKLIST FOR SITE PLAN APPLICATIONS**

ApplicantName: 640 BG LLC **Map #** U14 **Lot #:** 10

Using the Applicant column, please check off each item below that is contained in your application or write "NA" if you feel the item does not apply to your application.

Please note that the Board may require such additional information as it deems necessary to evaluate your application in relation to the Site Plan Review Regulations.

**For Planning
Applicant Board Use**

✓ ✓ Submission Requirements (Sections V. & VI.)

- _____ 1. A completed application form properly filled out and signed by all owners of record. In the case of an agent, the application material shall include certification from all owners that the agent is authorized to act on their behalf.
- _____ 2. The names and addresses of the applicant and all abutters as indicated in town records not more than five (5) days before the day of filing, along with any easement holders, and any engineer, architect, land surveyor or soil scientist whose professional seal appears on the plat, on two (2) sets of mailing labels. (Can be purchased from office.)
- _____ 3. A check payable to the Town to cover filing fees, mailing, advertising, and other costs.
- _____ 4. Two (2) paper print copies and a PDF in accordance with and accompanied by the information listed below.
- _____ 5. Requests for waivers, if any, pursuant to Section XIII.A.

The Site Plan shall show the following items: (VI.A)

- _____ A1 Name of project or identifying title; names and addresses of owners of record; and tax map and lot number.
- _____ A2 North arrow, date of the plat and dates of any revisions, scale appropriate to the scope of the development, name and address of person preparing the plat; signature block for Planning Board approval. The plan shall be prepared, stamped and signed by a NH-licensed professional engineer or land surveyor.
- _____ A3 Vicinity sketch at an appropriate scale showing the location of the site in relation to the existing public streets, together with the zoning district(s) and zoning lines relevant to the proposal.
- _____ A4 All abutting landowners, physical features and uses of abutting land within 200 feet of the site. Where deemed appropriate by the Planning Board, this requirement may be enlarged to show additional features significant to the proposal. Physical features depicted shall include all encroachments by or onto the property of the applicant and all rights or easements appurtenant thereto or which will be required by or on account of the proposed development or use.
- _____ A5 Boundary lines, their source, approximate dimensions and bearings, and the lot area in acres and square feet. The plan preparer shall certify that there are no zoning and land use violations or unresolved boundary claims or disputes pertaining to the property.

10/21/2021

**For Planning
Board Use**

Applicant

✓
✓
✓

A6 The shape, size, height, location and use of existing and proposed structures located on the site and those existing within 200 feet of the site.

✓

A7 Location, name and widths of any existing and proposed roads and rights-of-way on the property and those existing within 200 feet of the site. New roads shall be constructed in accordance with the specifications contained in the Town of Gorham Subdivision Regulations and of the Gorham Highway Department. To the extent that the Planning Board shall deem it necessary, such requirement shall include roads, rights-of-way and intersections directly and significantly affected by the proposal.

✓

A8 Location of existing and proposed sidewalks and driveways with indication of direction of travel for any that are one-way. Both vehicular and pedestrian circulation shall be shown.

✓

A9 Identification of access to the site, sight distance at the access point(s), curb cuts and proposed changes (if any) to existing streets; and copy of any driveway permit(s).

A10 Location and total number of parking spaces, loading spaces and other similar facilities associated with the use.

✓

A11 A landscape plan, describing the number, location, types, and size of all existing and proposed landscaping and screening. The Planning Board shall, when appropriate, specify the type, nature and amount of screening in buffer areas so as to accomplish their stated purpose.

N/A

A12 The location, type, and nature of all existing and proposed exterior lighting. N/A

A13 The location, size and height of all existing and proposed signs.

✓
N/A

A14 Natural features such as flood hazard areas, streams, shorelands, ponds and wetlands, as defined by the Town of Gorham Zoning Ordinance or applicable laws or regulations of the State of New Hampshire or the United States which may apply.

✓

A15 The existing and proposed grades and topographic contours based on LIDAR, with spot elevations and base flood elevations where appropriate.

N/A

A16 The size and location of all existing and proposed water mains, sewers, drainage culverts or other stormwater management facilities, and including the location and distance to any fire hydrants and/or fire ponds and existing or proposed cisterns.

N/A

A17 If applicable, copy of certification by a New Hampshire permitted septic designer that an existing system is adequate to meet the needs of the proposed use.

N/A

A18 Location and type of proposed waste disposal system, with an outline of the areas reserved for leach fields for any new or replacement system, location of test pits and record of percolation tests.

N/A

A19 Location of existing and proposed on-site well and required protective radius. _____

✓ A20 Soil survey data from the Coos County Soil Survey.

N/A

A21 Location and description of any existing or proposed easements, deed restrictions or covenants.

10/21/2021

Other Information Required (VI.B)

Commission, Gorham Zoning Board of Adjustment, NH DOT and NH DES. (VI.B.1)

Note that It is also the responsibility of the applicant to seek and obtain all required federal, state and local permits and approvals including but not limited to Gorham Water & Sewer

**Applicant
For Planning Board Use**

N/A ✓✓ B2 Erosion Control Plan, developed by an NH- licensed engineer, consistent with the design standards and specifications set forth in the *New Hampshire Stormwater Manual, Volume 3, Erosion and Sedimentation Controls During Construction*, NHDES, latest version, shall be submitted where one or more of the following conditions are present:
a) A cumulative disturbed area exceeding 20,000 square feet;
b) construction of a road or street; or
c) construction of three or more dwelling units.

N/A B3 Stormwater Management Plan, developed by an engineer licensed in New Hampshire, consistent with the design standards and specifications set forth in the *New Hampshire Stormwater Manual, Volume 2, Post-Construction Best Management Practices Selection and Design*, NHDES, latest edition, including before and after drainage calculations.

N/A B4 An adequate plan for snow removal and storage. This plan should be developed with and approved by the Gorham Public Works Director.

N/A B5 Copies of recordable instruments conveying any proposed or existing easements, covenants, deed restrictions, etc.

N/A B6 Community facilities and/or environmental impact analysis if required.

10/21/2021

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.

Tax map U14/lot #2

Francis & Gail Carreau

P.O. Box 31, Gorham, NH, 03581

Tax map U14/lot #9

Jaxon Properties LLC

26 Central St., Bartlett, NH, 03588

Tax map U13/lot #39

Robert A. Chapman Sr.

P.O. Box 64, Milan, NH, 03588

Tax map U13/lot #40

Robert A. Chapman Sr.

P.O. Box 64, Milan, NH, 03588

Tax map U13/lot #38

TMS Holdings 2 LLC

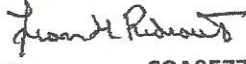
58 B&B Lane, Weare, NH, 03281

Steven E. Heyliger PLLC

30 Mountain View Road

Whitefield, NH, 03598 (Surveyor)

9/15/2023

Doc # 2300362 01/30/2023 08:52:20 AM
Book 1620 Page 133 Pg 1 of 3
 Register of Deeds,
Coos County
LCHIP COA057719 25.00
TRANS TAX CO021128 1,500.00

Transfer Tax: \$1,500.00

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **Robert A. Chapman, Sr. (a/k/a Robert Chapman)**, having a mailing address of P.O. Box 64, Milan, New Hampshire (03588), for consideration paid, grant(s) to **620 BG, LLC**, a New Hampshire limited liability company, having a mailing address of 6 Francis Street, Berlin, New Hampshire (03570), *with QUITCLAIM COVENANTS*, the following:

A certain parcel of land, with all improvements thereon, situate in the Town of Gorham, County of Coos, and State of New Hampshire, being more particularly shown as U-14, 10 (.45 acres) on a Plan entitled "Plat of Properties Surveyed for ROBERT CHAPMAN Tax Map U-13, Parcels 36,37,38,39 & 40 and Tax Map U-14, Parcels 9 & 10 and Minor Lot line Adjustment Between properties of ROBERT CHAPMAN Tax Map U-13, Parcel 38 and FRANCIS & GAIL CARREAU Tax Map U-14, Parcel 2, Route 16, Gorham New Hampshire", prepared by York Land Services, LLC, dated July 9, 2018, approved by the Gorham Planning Board on September 27, 2018, and recorded at the Coos County Registry of Deeds as Plan #4367, said Plan being incorporated herein by reference thereto, said lot being more particularly bounded and described as follows:

620 Main Street, Tax Map U-14, Lot 10

Commencing at an iron pin set flush on the easterly sideline of Route 16, said point being the southwest corner of the parcel herein described and the northwest corner of Tax Map U-13, Lot 39;

Thence running along the easterly sideline of said Route 16, the following courses and distances:

N 02° 46' 59" E a distance of 2.77 feet to a N.H.H.D. monument, found Sta. 194+00, 45' Rt.;

N 12° 23' 09" E a distance of 145.25 feet to an iron pin set, said point being S 79° 07' 16" E a distance of 1.70 feet from a railroad spike set flush witnessed by a 1 ¼" iron pipe, said point being the northwest corner of the parcel herein described and the southwest corner of Tax Map U-14, Lot 9;

Thence turning and running along said Tax Map U-14, Lot 9, S 79° 07' 16" E a distance of 134.21 feet to an iron pin set flush, said point being the northeast corner of the parcel herein described and the southeast corner of said Tax Map U-14, Lot 9;

Thence turning and running along the waterfront buffer owned by the Town of Gorham the following courses and distances:

S 10° 09' 59" W a distance of 50.00 feet to a calculated point;

S 24° 31' 17" W a distance of 51.20 feet to a calculated point;

S 13° 15' 39" W a distance of 50.00 feet to an iron pin set flush, said point being the southeast corner of the parcel herein described and the northeast corner of said tax Map U-13, Lot 39;

Thence turning and running along said Tax Map U-13, Lot 39, N 78° 18' 28" W a distance of 124.12 feet to the point of beginning.


SUBJECT TO all matters as depicted on the aforementioned Plan and any rights-of-way, easements and restrictions of record.

This is not homestead property.

MEANING AND INTENDING to describe and convey a portion (Parcel Six) of the premises conveyed by Quitclaim Deed of the Town of Gorham to Robert Chapman dated October 2, 2017 and recorded at the Coos County Registry of Deeds at Book 1474, Page 43.

[signatures appear on the following page]

Executed this 27th day of January, 2023.

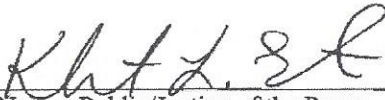

Robert A. Chapman, Sr. (a/k/a Robert Chapman)

**STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL**

Personally appeared the above named, **Robert A. Chapman, Sr.** (a/k/a Robert Chapman) and acknowledged the foregoing instrument as his voluntary act and deed, before me this 27th day of January, 2023.

Seal:




Notary Public/Justice of the Peace
My Comm. Expires: Kristina Eastman
Print or Type Name: 6/2/2026