

**TOWN OF GORHAM
PLANNING BOARD
APPLICATION FOR: MAJOR SUBDIVISION, MINOR SUBDIVISION,
LOT LINE ADJUSTMENT OR SITE PLAN REVIEW**

Map # U5 Lot # 40

_____ Major Subdivision _____ Minor Subdivision

_____ Lot Line Agreement / Boundary Adjustment _____ Site Plan Review

Street / Location 139 Main St Gorham

To have an application accepted as complete prior to the Planning Board's consideration for approval, an applicant must:

1. Submit this form along with the appropriate checklist attached
2. Provide all information required by the Subdivision or Site Plan Review Regulation, and;
3. Remit full payment of application fees to the Board **15 days before** the regular monthly meeting.

The undersigned owner and / or his designated agent hereby submits to the Gorham Planning Board a subdivision plat dated _____ which is entitled _____ and requests approval of said plat, pursuant to the requirements of the APPROPRIATE checklist. In consideration for this approval and the privileges adherent thereto, the applicant hereby agrees:

1. To carry out the improvements as shown and intended by said plat, including any work made necessary by unforeseen conditions, which become apparent during construction.
2. To post all streets "Private" until accepted by the Town and to provide and install standard street signs as approved by the Town for all street intersections.
3. To give to the Town on demand, proper deeds for and/or right-of-way reserved on the plat for streets, drainage or other purposes as agreed upon.
4. To hold the Town harmless from any obligation it may incur, or repairs it may make, because of applicant's failure to carry out any of the foregoing provisions.
5. To make no changes whatsoever in the Final Plat as approved by the Board unless a revised plat or re-subdivision is submitted to and approved by the Board.

The undersigned owner may designate an agent (relative, surveyor, or real estate broker, etc.) to carry out the application process and to whom all related communications may be addressed:

Owner's Name and Address:

Groene Family Rev. Tr.
Stephen + Erica Groene, TR
133 Main St.
Gorham, NH 03581

Agents Name and Address:

3/3/21

Planning Board

My request is to change the use of the current property to a 3 or 4 unit building. This would include a total rehab inside and out and the expansion of the second story of the back section of the building over the existing footprint. The roof line would be similar to the front section of the building.

Our ultimate goal would be to bring all aspects of the building up to current codes while trying to keep the exterior charm and look of the current building.

Interior layouts being considered are either 3 two bedrooms units with living area on the first floor and bedrooms on the second floor. Second layout could be 2 two bedrooms units still with the living on the first floor and bedrooms on the second floor with 2 one bedroom units, one per floor above each other.

Short term rental could be possible but not high on our list of priorities for now but we would like to know if anything more would be needed to be done now if we chose to go that route in the future.



Steve Grone

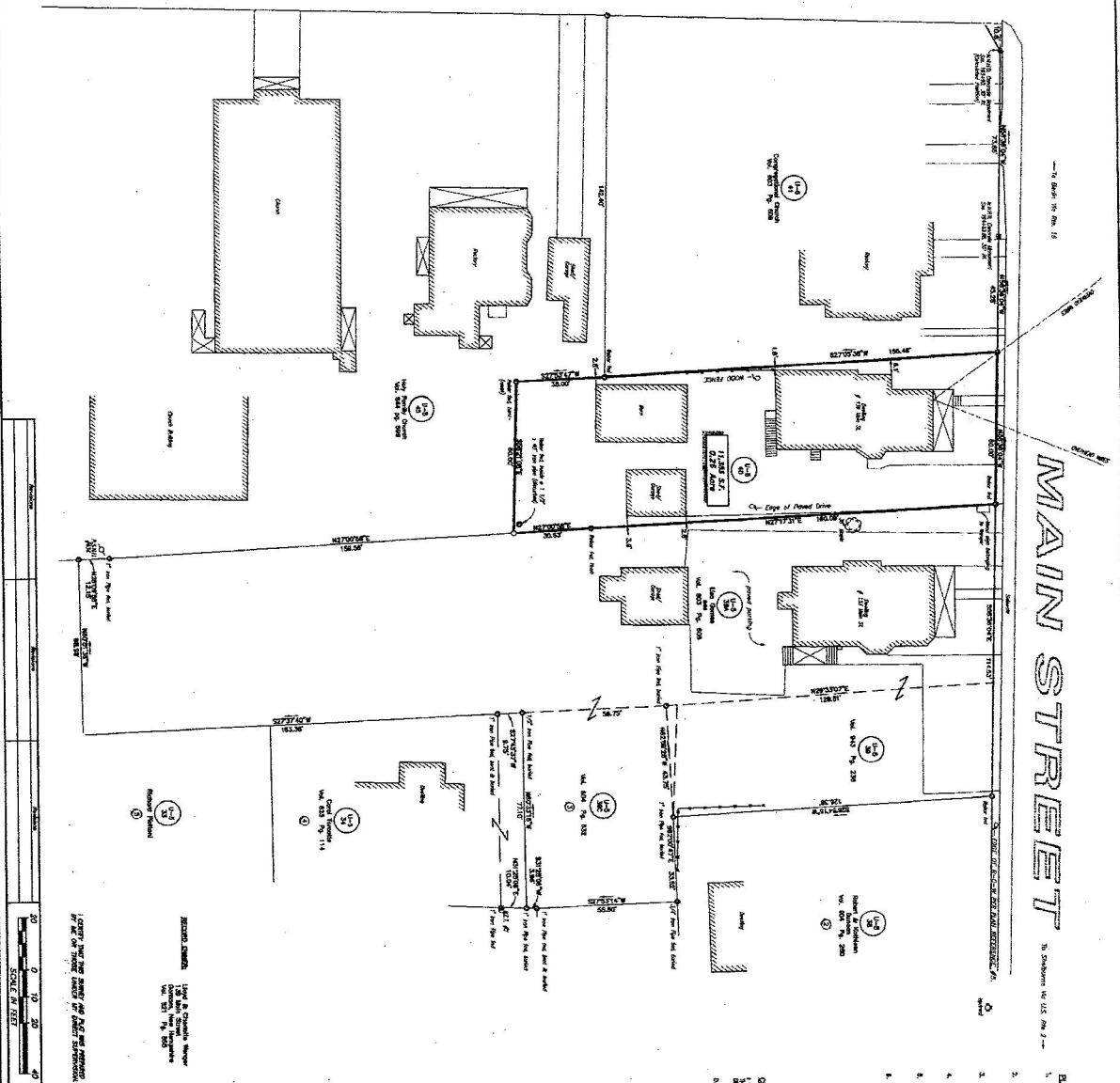
723-3968

stevegrone@gmail.com

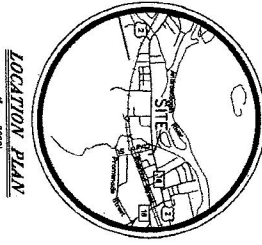
LEGEND
•••••
1. PAVED DRIVE
2. UNPAVED DRIVE
3. SIDEWALK
4. CURB
5. CONCRETE DRIVE
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100. SIDEWALK

CHURCH STREET

MAIN STREET

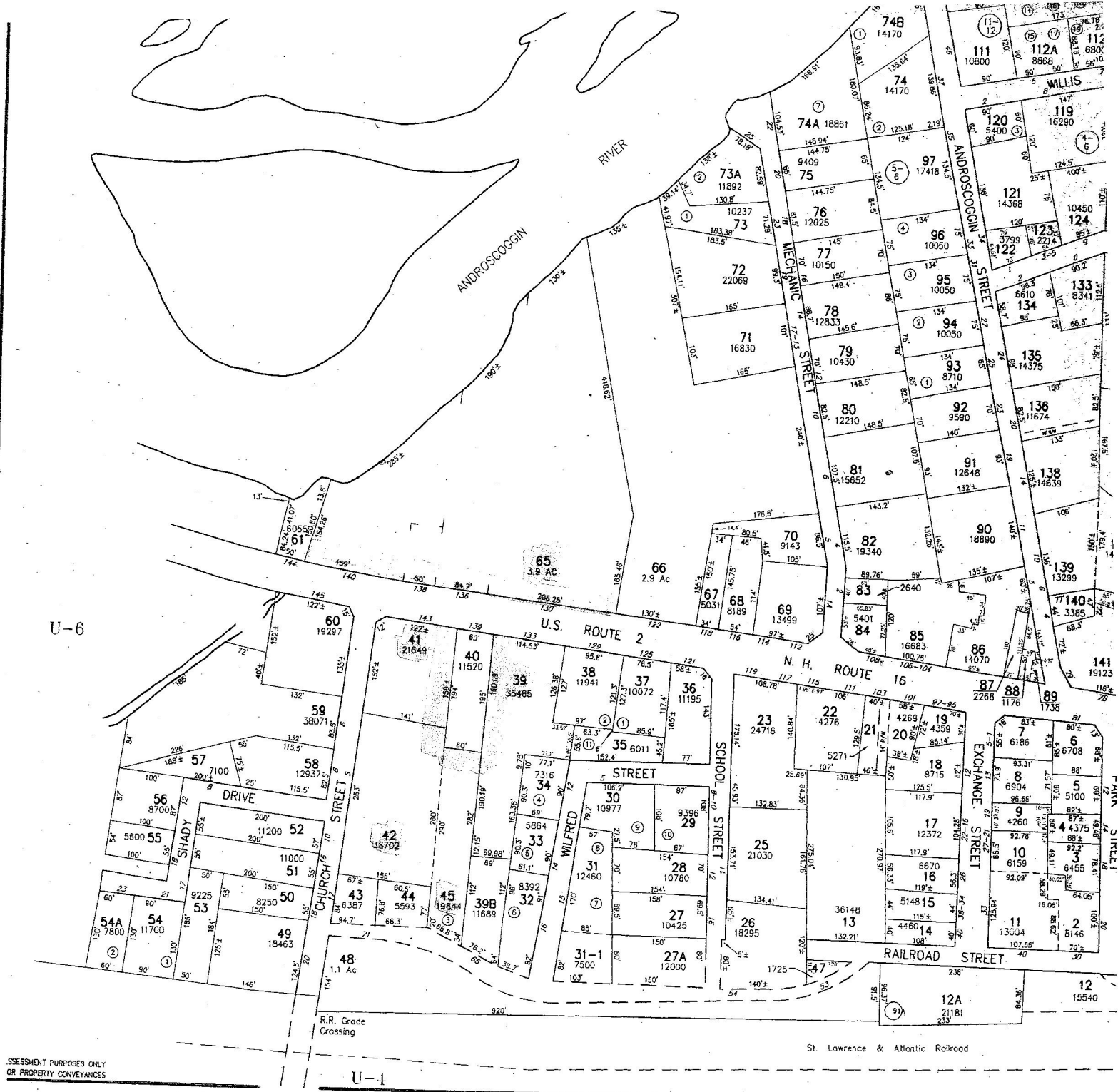


YORK LAND SERVICES CO.
PLAT OF PROPERTY
SURVEYED FOR
**LLOYD & CHARLOTTE
WENGER**
MAIN STREET
GORHAM, NEW HAMPSHIRE



GENERAL NOTES
1. THIS PLAT IS A REVISION OF PLAT 1725, DATED 1925, WHICH WAS RECORDED IN BOOK 11, PAGE 1725, OF THE RECORDS OF THE COUNTY OF YORK, NEW HAMPSHIRE.
2. THE PLAT IS A REVISION OF PLAT 1725, DATED 1925, WHICH WAS RECORDED IN BOOK 11, PAGE 1725, OF THE RECORDS OF THE COUNTY OF YORK, NEW HAMPSHIRE.
3. THE PLAT IS A REVISION OF PLAT 1725, DATED 1925, WHICH WAS RECORDED IN BOOK 11, PAGE 1725, OF THE RECORDS OF THE COUNTY OF YORK, NEW HAMPSHIRE.
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ASSESSMENT PURPOSES ONLY
OR PROPERTY CONVEYANCES

U-4

LEGEND

ADJACENT SHEET NO.
COMMON OWNERSHIP
DEVELOPMENT LOT NO.
SCALED DIMENSION

R-1
OR
②
+

PROPERTY MAP

GORHAM

NEW HAMPSHIRE

DIGITIZED IN 1994 BY
CARTOGRAPHIC ASSOC. INC.
PROFESSIONAL CONSULTANT
MUNICIPAL MAPPING - GIS - PUBLIC WORKS INFORMATION
11 PLEASANT STREET, LITTLETON, NEW HAMPSHIRE

PREPARED BY PHOTOGAMMETRIC METHODS BY
JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1974

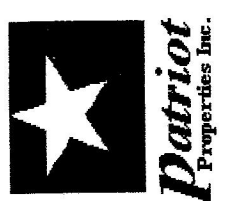
Total Card / Total Parcel
140,300 / 140,300
140,300 / 140,300
140,300 / 140,300

APPRaised:
USE VALUE:
ASSESSed:

1 of 1 RESIDENTIAL
CARD
Gorham

Sublot
Sub

U5 Map Lot 40
Direction/Street/City
MAIN ST, Gorham



USER DEFINED
369
6-Curb
369

Legal Description
Entered to Sale
Total Land
Land Unit Type
SF

Parcel ID U5-40

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Blg Value Yrd Items Land Value Total Value
0130 0.212 83,200 17,800 14,800 115,800
0310 0.053 20,800 3,700 24,500

Source: Market Adj Cost
Total Value per Sq Unit: 54.62
Parcel: 54.62

PREVIOUS ASSESSMENT
Tax Yr Use Cat Blg Value Yrd Items Land Size Land Value Total Value
2020 0130 PV 104,000 17800 264 18,500 140,300 140,300
2019 0130 FV 104,000 17800 264 18,500 140,300 140,300
2018 0130 PV 102,800 16900 264 18,500 138,100 140,300
2017 0130 TEST 104,000 18000 264 18,500 140,500 140,500
2016 0130 FV 104,000 18000 264 18,500 140,500 140,500
2015 0130 PV 104,000 18000 264 18,500 140,500 140,500
2014 0130 FV 104,000 18000 264 18,500 140,500 140,500
2013 0130 PV 104,000 18000 264 18,500 140,500 140,500

SALES INFORMATION
Transaction Buyer Date Sale Price
SMITHSON, JOHN 1/466-0516 6/16/2017 ABUTTER SALE 140,000
WENGER SR, LLOYD 1090-148 7/29/2004 Family Sale 140,000
VENDOR FUNDING 821-855 12/29/1993 80,000
GUINEN JOHN M & 818-181 10/15/1993 Foreclosure 62,000
00752-0124 8/21/1989 170,000

PROPERTY LOCATION
No 139
Alt No
Direction/Street/City
MAIN ST, Gorham

OWNERSHIP
Owner 1: GRONE FAMILY REVOCABLE TRUST
Owner 2:
Owner 3:
Street 1: STEPHEN & ERICA GRONE, TR
Street 2: 133 MAIN STREET

PREVIOUS OWNER
Owner 1: SMITHSON, JOHN E -
Owner 2: SMITHSON, GRETA J -
Street 1: 66 RANDOLPH HILL RD
Town/City: RANDOLPH
State/Prov: NH
Postal: 03593

NARRATIVE DESCRIPTION
This parcel contains 264 ACRES of land mainly classified as PRI RES with a MIXED RES Building built about 1900, having primarily CLAPBOARD Exterior and 2569 Square Feet, with 0 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS
Code Description No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z CA CA 100 water 2 TOWN SEWE
0 Sewer 3 TOWN WATE
n Electri
Exempt
Flood Haz:
D 0 Conv 100 Topo 1 LEVEL
5 Street 1 PAVED
1 Gas: 1 URBAN

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Price/Unit Depth
0130 PRI RES 11520 SQ FT SITE

BUILDING PERMITS
Date Number Description Amount D/O Date Description
5/24/2018 IS03-2018 Sign C 4/10/2014 NEW SIGN FOR REMA
9/4/2013 S14-13 C 4/10/2014 Replace sign

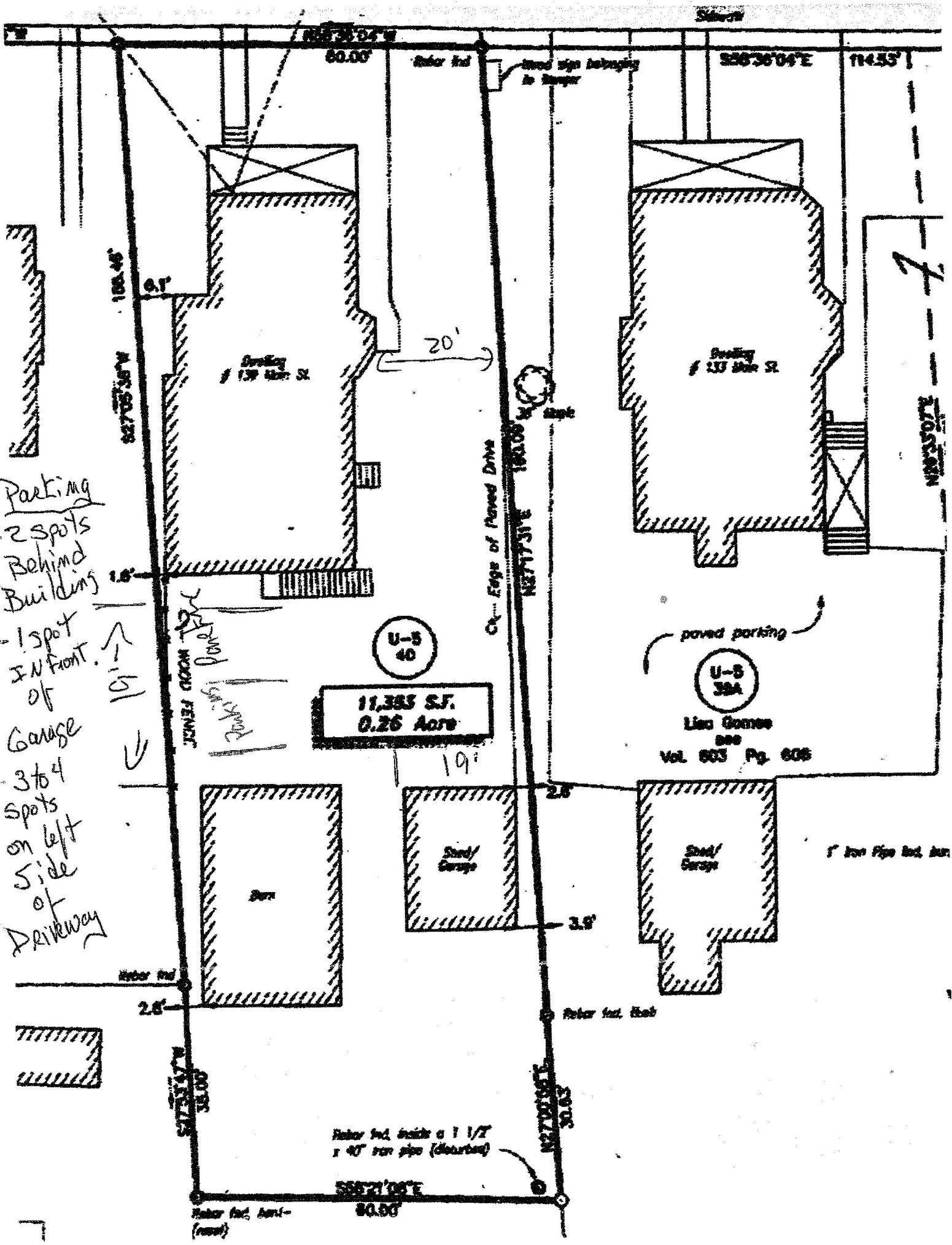
ACTIVITY INFORMATION
Date Description RL RL
9/19/2019 Measur+Liste KRT RL
4/22/2019 Permit Rev KRT KRT
11/14/2014 Measur+1Visi DG DG
4/10/2014 SpringPickup DG DG
7/20/2012 Measur+2Visi JG JG
8/8/2011 Measur+1Visi DL DL
7/30/2007 Measur+Liste PB PB
4/19/2006 Measur+Liste DL DL
11/6/2000 Measur+Liste RC RC

VERIFICATION OF VISIT NOT DATA
1/1/

Database: AssessPro - AssessPro
adro
18,459
18,500 CF= COMM USE
18,500

Code	Description	No	Amount	Com. Int
0130	PRI RES	11520	SQ FT	SITE
LAND SECTION (First 7 lines only)				
Use	Description	LUC	No of Units	Price/Unit
0130	PRI RES	11520	SQ FT	SITE

Disclaimer: This information is believed to be correct but is subject to change and is not warranted
Total ACHA: 0.26446
Total SF/SM: 11520
PRILES: 0130
SITE INDEX 1
adro
18,459
18,500



Parking
 2 spots
 Behind
 Building
 1 spot
 IN FRONT
 of
 Garage
 3 to 4
 spots
 on left
 side
 of
 Driveway

Wood Fence
 19.1'

11,385 S.F.
 0.26 Acre

U-5
 38A
 Lisa Gooner
 see
 Vol. 603 Pg. 606

1" Iron Pipe End, Bur
 (removed)