

**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-7 Lot # 61 Property Address 315 Main Street
Lot Size 0.49 Acres 21,178 Sq. Ft. Zoning District Commercial A

APPLICATION TYPE

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

CONTACT INFORMATION

Owner's Name: Koxarakis Income Trust of 2019- c/o Tony Koxarakis
Mailing Address: 315 Main Street
Gorham, NH 03581
E-mail: _____ Phone 603-986-8450

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

Name: Burke York- York Land Services, LLC

Mailing address: 3 12th Street

Berlin, NH 03570

E-mail: b.york@yorklandservices.com Phone 603-752-7282

PROJECT DESCRIPTION

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

Building built for commercial use but was never used. 21,178 S.F.

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

Proposed 4 short term rental units, 21,178 S.F., 4 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.

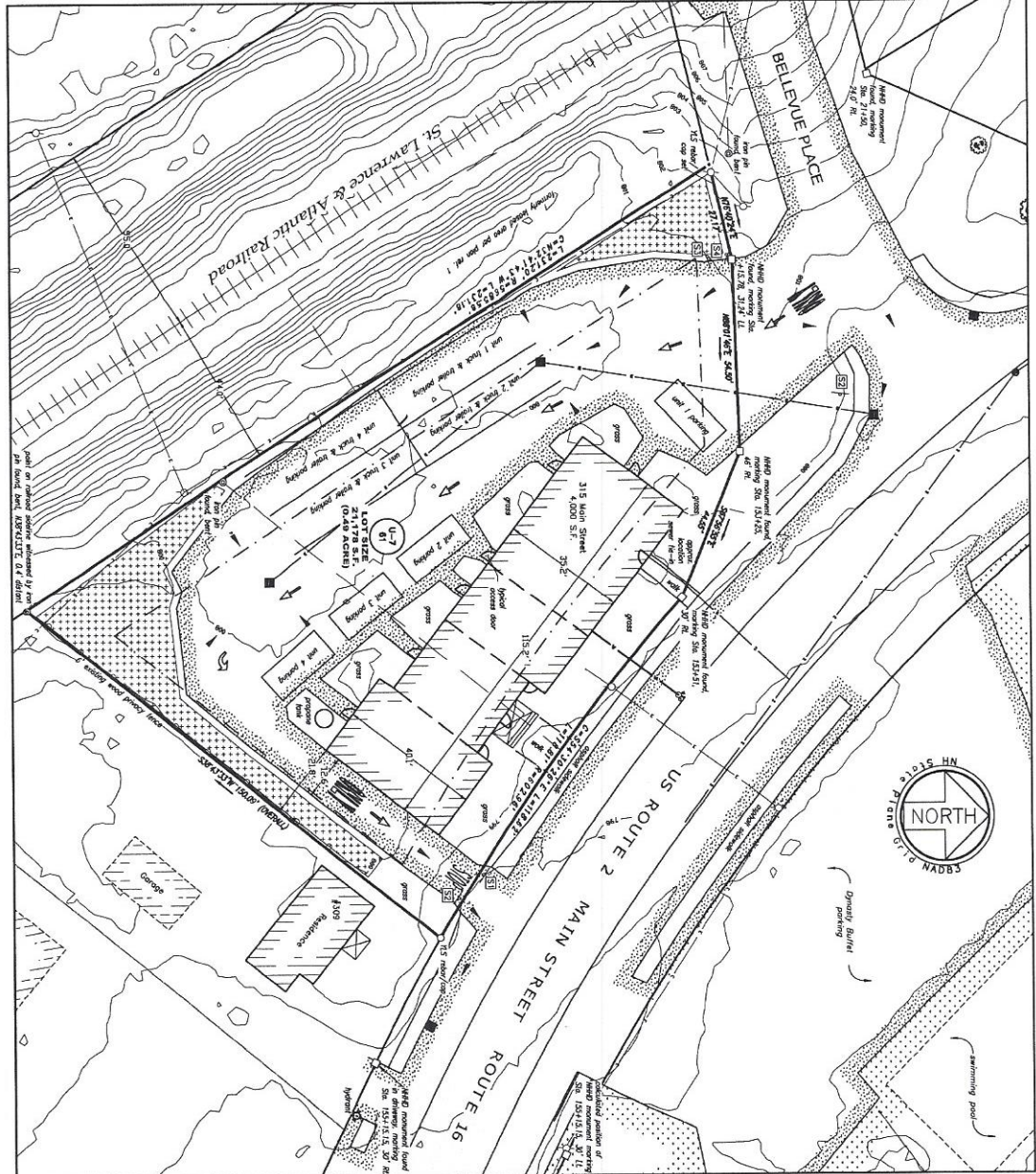
NOTE: If there are multiple owners, a valid application requires the signature of each owner.

Signature: _____ Date: _____

Signature: _____ Date: _____

10/21/2021

Agent:  2/23/23



***** LEGEND *****

	Property Boundary
	Property Marker Line
	Partitions
	Edge of Road
	Zoning School
	Water Line
	Overhead Electric/Utility Pole
	Storm Drain Pipe/Structure
	Sewer Sewer Pipe/Structure
	1" Contour of Elevation
	Edge of Foremark
	Edge of Ground
	Edge of Foremark
	Slope of Foremark
	Slope of Foremark

***** SIGN LEGEND *****

	ONE WAY - DO NOT ENTER
	"STOP"
	ONE WAY - NO EXIT
	ENTRANCE

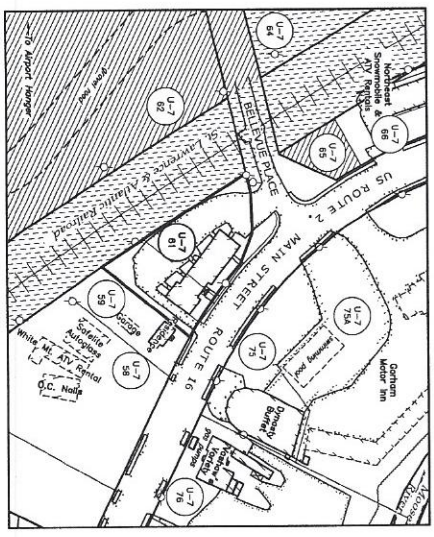
***** LEGEND *****

	Surface Water Drain Direction
	Traffic Direction
	Sign
	Unconventional Point
	Water/Flow Set
	Few Pipe/Pipe Road
	Manhole
	See Map & Lot Number
	1" Contour of Elevation
	Edge of Foremark
	Edge of Ground
	Slope of Foremark
	Slope of Foremark

***** SIGN LEGEND *****

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VICINITY MAP
200' FROM PROPERTY CORNERS
SCALE: 1 INCH TO 100 FEET

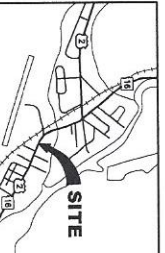


MAP PARCEL	ADJACENTS	DEED
U-7 61	EMMANUEL KOVAKS & DESPINA KOVAKS DOJO, CO-TRUSTEES, EMMANUEL KOVAKS & TERESA A. WOODLEY	1506/710
U-7 58	EMMANUEL KOVAKS & DESPINA KOVAKS TRUST OF 2019	1526/708
U-7 59	EMMANUEL KOVAKS & MAIRA KOVAKS TRUST OF 2019	1453/143
U-7 62	TOWN OF CORNHILL	1486/698
U-7 64	WILIAM B. DARLING & LORINDA A. DARLING	1430/351
U-7 65	STATE OF NEW HAMPSHIRE	1427/875
U-7 66	SUMNER FARM INC.	1487/330
U-7 75A	LENGUY TSANG & HANG ANN WARESA TSANG	1571-364
U-7 75B	SIGNA RESPONSIVITY LLC	
U-7 76	HWY LLC	

- PLAN REFERENCES:**
1. NEW HAMPSHIRE 1, 4, 1960
 2. PLAN OF PROGRESS HAMPSHIRE, DANIEL HAYDEN, 1820
 3. SITE PLAN NEW AIRFIELD
 4. SITE PLAN PLYMOUTH REALTY LLC, IAC, RECORD 153, 201
 5. PLAN OF PROGRESS DATED JULY 24, 1980, RECORD 153, 201, 1980
 6. RESERVATION OF DEED RECORD 153, 201, 1980

- NOTES:**
1. NORTH IS NEW HAMPSHIRE 1, 4, 1960
 2. PLAN OF PROGRESS HAMPSHIRE, DANIEL HAYDEN, 1820
 3. SITE PLAN NEW AIRFIELD
 4. SITE PLAN PLYMOUTH REALTY LLC, IAC, RECORD 153, 201, 1980
 5. PLAN OF PROGRESS DATED JULY 24, 1980, RECORD 153, 201, 1980
 6. RESERVATION OF DEED RECORD 153, 201, 1980

RECORD OWNER: EMMANUEL KOVAKS & DESPINA KOVAKS DOJO, CO-TRUSTEES, EMMANUEL KOVAKS & TERESA A. WOODLEY
228 PRAIRIE STREET, WARENHAM, NH 03268
TEL 1528 Pk 710



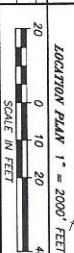
KOKARAK

315 N
GO

TEMPORAL ALTERNATION ON ALTERNATE COUS

ON 1/2" X 30" REVISION SET

SEE PLAN SHEET FOR REVISIONS



SCALE:
1 inch = 20'