

**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-9 Lot # 10 Property Address 453 Main Street  
Lot Size 5.72 Acres 249,377 Sq. Ft. Zoning District CB

APPLICATION TYPE

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

CONTACT INFORMATION

Owner's Name: Brody 50 LLC  
Mailing Address: c/o Larry Meservey  
149 State Street- Groveton, NH 03582  
E-mail: larrysr@moms1973.com Phone 603-684-8046

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 Twelfth Street, Suite 3

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:

Vacant- prior use was a supermarket

Building size: 49,813 S.F.

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

Full service power equipment and powersports dealer specializing in the sales and service of snowmobiles, ATVs, side x sides, trailers, motorcycles, snowthrowers, plows, tractors, generators, etc

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: \_\_\_\_\_



Applicant	For Planning Board Use	
✓ ✓	✓	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. (W)
✓		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. * Landscaping shown - no new proposed (W) - separate plan
		A12 The location, type, and nature of all existing and proposed exterior lighting.
✓		A13 The location, size and height of all existing and proposed signs.
✓		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.
✓ <del>N/A</del>		A15 The existing and proposed grades and topographic contours based on LIDAR, with spot elevations and base flood elevations where appropriate.
		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.
N/A		A20 Soil survey data from the Coos County Soil Survey.
✓		A21 Location and description of any existing or proposed easements, deed restrictions or covenants.

**Other Information Required (VI.B)**

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

Applicant	For Planning Board Use	
<u>N/A</u>	<u>✓</u>	B2 Erosion Control Plan, developed by an NH- licensed engineer, consistent with the design standards and specifications set forth in the <i>New Hampshire Stormwater Manual, Volume 3, Erosion and Sedimentation Controls During Construction</i> , NHDES, latest version, shall be submitted where one or more of the following conditions are present: <ul style="list-style-type: none"> <li>a) A cumulative disturbed area exceeding 20,000 square feet;</li> <li>b) construction of a road or street; or</li> <li>c) construction of three or more dwelling units.</li> </ul>
<u>N/A</u>	<u>* existing site</u>	B3 Stormwater Management Plan, developed by an engineer licensed in New Hampshire, consistent with the design standards and specifications set forth in the <i>New Hampshire Stormwater Manual, Volume 2, Post-Construction Best Management Practices Selection and Design</i> , NHDES, latest edition, including before and after drainage calculations.
<u>✓</u>	<u>_____</u>	B4 An adequate plan for snow removal and storage. This plan should be developed with and approved by the Gorham Public Works Director.
<u>_____</u>	<u>_____</u>	B5 Copies of recordable instruments conveying any proposed or existing easements, covenants, deed restrictions, etc.
<u>N/A</u>	<u>_____</u>	B6 Community facilities and/or environmental impact analysis if required.

## **WAIVER REQUEST(S)**

**The following checklist items are requested to be waived:**

**Item A6- request relief from locating building heights from all buildings within 200' from the site.**

**Item A11- request relief from a separate landscape plan. there is minimal landscaping on site. site consists mainly of grass islands outside of the parking areas, bark islands within the parking areas, and brushy forested areas along the railroad and land of Summer Fun, Inc.**

**Item B3- No physical site changes are anticipated. Previous Site plan for Shaw's Supermarket was approved.**



**THE STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION**

PERMIT NO. 3206 P  
TOWN Gorham  
ROAD/ROUTE NH-16  
DATE August 8, 1997

**LEON S. KENISON  
COMMISSIONER**

**DRIVEWAY PERMIT**

Gorham Supermarket LLC  
562 South Main Street  
Nashua, New Hampshire 03060  
Tel. (603) 888-9688

Permission is hereby granted to Gorham Supermarket LLC., owner of this parcel of land, to construct a driveway, entrance, exit or approach adjoining Route NH-16, pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings and failure to complete construction of said facility within one calendar year of the date of this permit shall render this instrument null and void. Facilities constructed in violation of these conditions shall be corrected immediately upon notification by a Department representative or the cost of removing the facility shall be fully born by the owner.

**LOCATION: On the west side of Route NH-16, 0.31 of a mile north of the Railroad overpass. Reference highway plan DP-F-027-2(16), NH project # P-1141-B vicinity of station 99+00.**

1. This permit requires the area adjacent to the highway be constructed as shown on plan "Off-Site Improvements N.H. Route 16, Shaw's Supermarkets", prepared by Appledore Engineering, Inc. Revised 18, July 1997.
2. One driveway entrance is permissible, not to exceed 50 feet in width. The driveway entrance may be flared as it approaches the pavement.
3. Other access to the highway from the premises is to be prevented. No part of the right-of way may be used for any purpose other than travel.
4. No structures, including walls, culvert headers, buildings, permanent or portable signs, lights, displays, ect. shall be permitted on, over or under the highway, other than the drainage shown on the fore mentioned plan.
5. No parking, catering or servicing shall be conducted within the highway right-of-way.
6. The highway controlled access right-of-way is 50' from the highway center line.
7. The granite curb that is not reset is to be salvaged to the state.
8. The drainage is to be constructed as shown on the fore mentioned plan. The permittee shall obtain any necessary drainage easements from downstream abuttor's.
9. Issuance of this permit does not abrogate the rights of abutting owners.
10. This permit is for access to a 50,000 sq ft. supermarket.
11. Should an annual review during the next two years indicate a traffic problem correctable by signals, Gorham Supermarket LLC shall be required to install signals. A bond for \$70,000 is required to cover this and the above noted work
12. A Trench Permit is required prior to any work within the highway right-of-way. Traffic shall be maintained in accordance with the MUTDC Standards and as directed by the District Engineer.
13. The applicant will be responsible for mitigation should the future use of this driveway unfavorably impact highway
14. The applicant shall comply with all applicable ordinances and regulations of the municipality and other state agencies.

d  
3513

  
District Engineer  
For Director of Administration

RAM  
cc: District, Applicant, Town, Appledore Engineering, Inc. and Patrol Foreman



THE STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION  
Application For Driveway Permit

112-7

District Engineer  
N.H. Dept. of Transportation  
District 1, P.O. Box 379  
Lancaster, N.H. 03584

Pursuant to the provisions of Revised Statutes Annotated, Chapter 236, Section 13 (printed on reverse side of application) and amendments thereto, and Administrative Rule Tra 302, permission is requested to construct (alter) 1 driveway entrance(s) to my property on the WEST side of Route 16 or Beche Gorham Rd Road in the Town of \_\_\_\_\_ at a location which will meet the requirements for safety specified in said statutes.

The driveway(s) requested is for access to a proposed Supermarket  
Residence, Business, Subdivision, Other

Describe nature and size of industry, business or subdivision The proposed supermarket will be approximately 5000 S.F. with one full driveway intersection

This parcel is shown on Tax Map 49 Lot Number 10

As the landowner (applicant), I agree to the following:

1. To construct driveway entrance(s) only for the bonafide purpose of securing access to private property such that the highway right-of-way is used for no purpose other than travel.
2. To construct driveway entrance(s) at permitted location(s).
3. To construct driveway entrance(s) in accordance with statutes, rules, standard drawings and permit specifications issued by New Hampshire Department of Transportation.
4. To defend, indemnify and hold harmless the New Hampshire Department of Transportation and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.
5. To furnish and install drainage structures that are necessary to maintain existing highway drainage and adequately handle increased runoff resulting from development and obtain all easements thereto.

[Signature]  
Signature of Landowner (Applicant) Member  
Gorham Supermarket LLC  
Printed Name of Landowner

562 South Main St  
Mailing Address  
Nashua, NH 03060  
Town/City, State and Zip Code  
603-888-9688  
Telephone Number(s)

AUGUST 6, 1997  
Date

Contact Person/Agent, if not Landowner: \_\_\_\_\_

NOTE (1): Attach sketch or plan showing existing and proposed drive(s) and the adjacent highway indicating distance to town road, townline or other readily identifiable feature or landmark and also to the nearest utility pole (indicate pole numbers).  
NOTE (2): For new driveway(s) include, if applicable, subdivision history since July 1, 1971 of the tract from which the applicant's land was subdivided.



Grant of Easement

TX \$250.00

(4)

The undersigned, Harold P. Munce and Marilyn J. Munce, with an address at 453 Denmark Street, Berlin, New Hampshire (the "Grantor" which term shall include Grantor's successors and assigns), for Twenty Five Thousand Dollars (\$25,000.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, hereby grants to Gorham Supermarket LLC (the "Grantee", which term shall include Grantee's successors and assigns), the following rights and easements in, over, under and across the land of Grantor described in a deed recorded in the Coos County Registry of Deeds in Book 614, Page 90 (The Burdened Parcel):

(i) an easement for the construction, installation, maintenance and repair of a roadway (the "Access Drive") for vehicular and pedestrian ingress to and egress from the land owned by the Grantee and more particularly bounded and described in Exhibit A (the "Benefited Parcel") in order to connect the Benefited Parcel with New Hampshire Route 16. The size, design and specific location of the Access Drive shall be determined by the Grantee in its sole discretion, provided only that the Access Drive shall be located within the area labeled "Proposed Access Easement" on the plan entitled Site Plan Exhibit A dated June 30, 1997 and recorded herewith (the "Easement Plan"); and

(ii) an easement for the construction, installation, maintenance and repair of one or more propane tanks to service the Benefited Parcel and ancillary pipes, conduits and other facilities necessary for the transmission of such gas to the Benefited Parcel (collectively the "Propane Tanks and Facilities"). The size and design of the Propane Tanks and Facilities shall be determined by the Grantee and the specific location of the Propane Tanks and Facilities shall be determined by the Grantor, provided only that the Propane Tanks and Facilities shall be located within the area labeled "Proposed Propane Tank Easement" on the Easement Plan or any other location within the Burdened Parcel mutually agreed upon by both Grantor and Grantee, and

(iii) the permanent right to construct, grade, maintain and repair a grading slope within the area labeled "Proposed Slope Easement" on the Easement Plan; and

(iv) a temporary easement for all activities and purposes necessary for the construction, installation, grading and repair of (x) the Access Drive, (y) the Propane Tank and Facilities, and (z) the Slope Easement, Grantee's rights to maintain the grading slope or other landscape improvements constructed within the various Easement Areas referred to herein shall be extended for a period of sixty (60) years from the date of Easement

The rights granted herein are subject to the following conditions. Upon any failure by Grantee to comply with such conditions, Grantor shall have such damages or injunctive relief as may be available under applicable Law, but the grant of Easements contained herein will not be affected.

1. The Access Drive shall be constructed by Grantee, at Grantee's sole cost and expense, (i) in a good and workmanlike manner in accordance with sound engineering and construction practices, (ii) in substantially the same manner and of the same quality as the roadways and driveways constructed on the Benefited Parcel, (iii) in accordance with all applicable laws and regulations, and (iv) in accordance with the plans and specifications previously approved by Grantor, as such plans and specifications may be amended with Grantor's approval, which approval shall not be unreasonably withheld or delayed. Grantee shall be responsible for the cost of repairing any damage to the Burdened Parcel.

BK0879 PG0831

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2. Following its construction by Grantee, the Access Drive shall be maintained and repaired by Grantee, at Grantee's sole cost and expense, in accordance with all applicable laws and regulations and substantially in the same manner as the roadways and driveways and utilities constructed on the Benefited Parcel.

The rights and obligations granted in this Easement shall be appurtenant to, and run with, the Benefited Parcel, for a period of sixty (60) years from the date of Easement.

IN WITNESS WHEREOF the undersigned hereunto sets his hand and seal this 12 day of August, 1997.

Grantor:

Harold P. Munce  
Harold P. Munce

Marilyn J. Munce  
Marilyn J. Munce


STATE OF NEW HAMPSHIRE

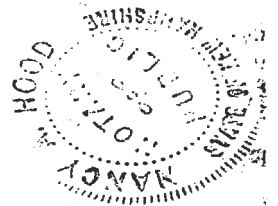
Coos, ss

August 12, 1997

Then personally appeared the above-named Harold P. Munce and Marilyn J. Munce and acknowledged the foregoing to be his/her free act and deed, before me.

Nancy A. Hood  
Notary Public  
My Commission Expires \_\_\_\_\_

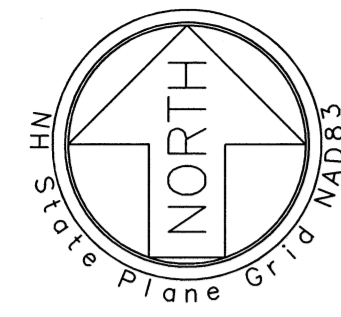
STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
THOUSAND <u>2</u> HUNDRED AND <u>50</u> DOLLARS		
MO.   DAY   YR.	AMOUNT	
08   14   97	270736	\$250.00/100
VOID IF ALTERED		



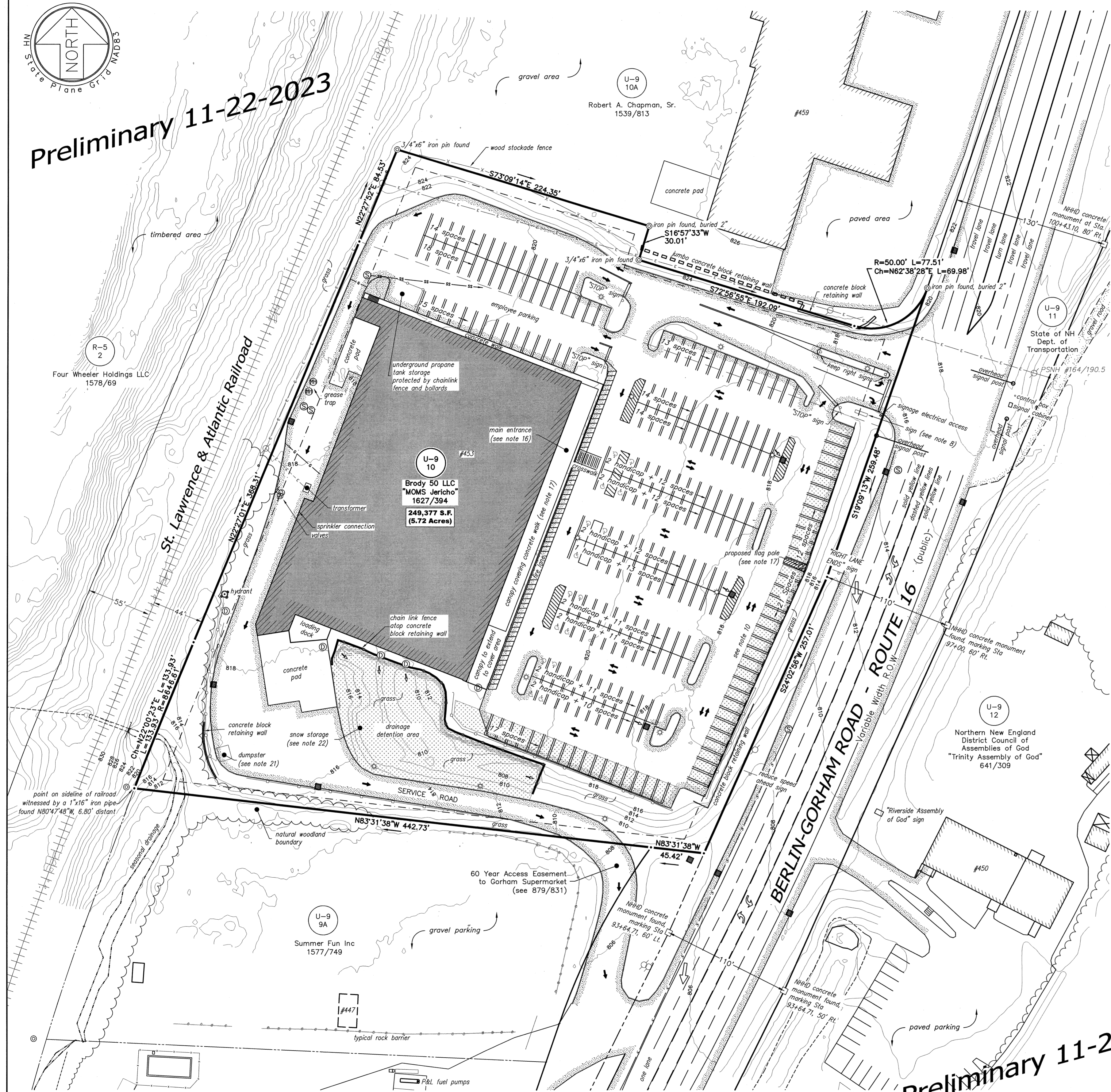
NANCY A. HOOD, Notary Public  
My Commission Expires Sept. 20, 2000

BK0879 Pg0832





Preliminary 11-22-2023



Four Wheeler Holdings LLC  
1578/69

U-9 10  
Brody 50 LLC  
"MOMS Jericho"  
1627/394  
249,377 S.F.  
(5.72 Acres)

U-9 9A  
Summer Fun Inc  
1577/749

U-9 10A  
Robert A. Chapman, Sr.  
1539/813

U-9 12  
Northern New England  
District Council of  
Assemblies of God  
"Trinity Assembly of God"  
641/309

PLAN REFERENCES:

- 1. "PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT DP-F-027-2(16), CONTRACT NO. 1, N.H. PROJECT NO. P-1141-B, RTE. N.H. 16 & U.S. 2 - WHITE MOUNTAIN HIGHWAY", SHEETS 34 & 35; DATED OCTOBER 14, 1969; BY STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS.
- 2. "PLAT OF PROPERTY SURVEYED FOR CURRIER SALES & SERVICE, ROUTE 16, GORHAM, NEW HAMPSHIRE"; DATED NOVEMBER 9, 1984, REVISED MARCH 27, 1985; BY YORK LAND SERVICES CO.; RECORDED AT COOS COUNTY REGISTRY OF DEEDS IN PLAN 1, ROD 2, PLAN #8 (YLS DWG. #84-097).
- 3. "SHAW'S N.H. ROUTE 16 (MAIN STREET), GORHAM, N.H."; DATED JULY 14, 1997, REVISED JULY 18, 1997; BY APFLEDDORE ENGINEERING, INC.
- 4. "ALTA/ACSM LAND TITLE SURVEY, MAP U-9 LOT 10, MAIN ST., NH RTE 16, GORHAM, N.H."; DATED NOVEMBER 16, 1998; BY JONES & BEACH ENGINEERS, INC.; RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN #1251.
- 5. "PROPOSED RIGHT-OF-WAY TO BE CONVEYED TO J&M LUMBER & CONSTRUCTION, BY J.C. INVESTORS-NH, ROUTE 16, GORHAM, NH"; DATED JUNE 2, 2004; BY YORK LAND SERVICES, LLC (YLS DWG. #00-1028).
- 6. "MAJOR SUBDIVISION, CURRIER SALES & SERVICE, TAX PARCEL U-9-10A, ROUTE 16, GORHAM, NEW HAMPSHIRE"; DATED JUNE 19, 2007; BY YORK LAND SERVICES, LLC; RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN #2955 (YLS DWG. #07-041).
- 7. "MINOR LOT LINE ADJUSTMENT BETWEEN CURRIER SALES & SERVICE CORPORATION, TAX PARCEL U-9-10A AND J.C. INVESTORS - NH, TAX PARCEL U-9-10, ROUTE 16, GORHAM, NEW HAMPSHIRE"; AUGUST 8, 2007; BY YORK LAND SERVICES, LLC; RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN #X2983 (YLS DWG. #07-074).
- 8. "SITE PLAN P&L FUEL STOP, TAX PARCELS U-9-9 & U-9-9A, 443 & 447 MAIN STREET, GORHAM, NEW HAMPSHIRE"; DATED DECEMBER 8, 2014, REVISED FEBRUARY 2, 2015; BY YORK LAND SERVICES, LLC (YLS DWG. #14-127).
- 9. "SHEET 1 - OVERALL SITE, SITE PLAN PREPARED FOR NORTHWEST SNOWMOBILE & ATV RENTALS (D/B/A WINTER FUN, INC.), TAX MAP U-9 LOTS 8.8A, 9, & 9A, BERLIN-GORHAM ROAD - NH ROUTE 16, GORHAM, NEW HAMPSHIRE"; DATED APRIL 27, 2022, REVISED SEPTEMBER 20, 2022; BY YORK LAND SERVICES, LLC (YLS DWG. #21-112.3).
- 10. "MINOR SITE PLAN SKETCH, PREPARED FOR RE-LOCATION OF UNITY CHRISTIAN SCHOOL AT RIVERSIDE ASSEMBLY OF GOD, TAX MAP U-9 LOT 12, 450 MAIN ST, GORHAM, NEW HAMPSHIRE"; DATED JUNE 30, 2022, REVISED JULY 18, 2022; BY YORK LAND SERVICES, LLC (YLS DWG. #22-047).

NOTES:

- 1. NORTH IS NEW HAMPSHIRE STATE PLANE GRID NAD83 BASED ON OPUS DERIVED POSITION OF A SURVEY CONTROL POINT ESTABLISHED AS PART OF THIS PROJECT. VERTICAL DATUM IS NAVD83 (OPUS).
- 2. THE SITE PLAN REGULATIONS OF THE TOWN OF GORHAM, N.H. ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL REQUIREMENTS OF SAID SITE PLAN REGULATIONS, EXCEPTING ONLY ANY WAIVERS OR MODIFICATIONS MADE IN WRITING BY THE TOWN PLANNING BOARD AND ATTACHED HERETO.
- 3. I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THERE ARE NO CURRENT ZONING OR LAND USE VIOLATIONS.
- 4. 2' CONTOURS DERIVED FROM PUBLICLY ACCESSIBLE LIDAR DATA.
- 5. ZONING DISTRICT: C-B, COMMERCIAL B.
- 6. EXISTING NHDOT DRIVE PERMIT #3206P (GRANTED TO GORHAM SUPERMARKET LLC) IS UNDER REVIEW FOR CHANGE OF USE.
- 7. PRIMARY BUILDING SETBACKS SHOWN: 20' FRONT/REAR, 10' SIDES.
- 8. BOUNDARIES SHOWN PER PRIOR SURVEYS - SEE PLAN REFERENCES.
- 9. SUBJECT PROPERTY DOES NOT FALL WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA.
- 10. WATER & SEWER LINES SHOWN ARE APPROXIMATE ONLY.
- 11. MOMS JERICO IS A FULL-SERVICE POWER EQUIPMENT AND POWERSPORTS DEALER SPECIALIZING IN THE SALES AND SERVICE OF SNOWMOBILES, ATVS, SIDE X SIDES, TRAILERS, MOTORCYCLES, SNOWTHROWERS, PLOWS, TRACTORS, GENERATORS, ETC. UNITS TO BE PARKED AS NOT TO IMPEDE CLEAR TRAFFIC FLOWS.
- 12. NUMBER OF EMPLOYEES DURING A TYPICAL SHIFT: 12.
- 13. MOMS JERICO HOURS OF OPERATION: 9AM-5PM TUESDAY THROUGH FRIDAY, AND 9AM-4PM SATURDAYS.
- 14. EXISTING PARKING LOT LIGHTING SHOWN IS DOWNWARD FACING. NO PROPOSED NEW LIGHTING. ANY NEW AND REPLACEMENT LIGHTING NEEDS TO COMPLY WITH THE CURRENT REQUIREMENTS, AND WILL NEED PERMITTING THROUGH THE CODE ENFORCEMENT OFFICER.
- 15. EXTERIOR LIGHTING ...
- 16. EXISTING FREESTANDING, ROADSIDE "SHAW'S PLAZA" SIGN (12'x9'x23' HIGH) TO CHANGE TO A DIGITAL DISPLAY. PLANS HAVE BEEN SUBMITTED TO TOWN (NOVEMBER, 2023) AND WILL COMPLY WITH ALL TOWN REGULATIONS AND STANDARDS.
- 17. SIGN TO BE AFFIXED TO THE BUILDING AT MAIN ENTRANCE WILL BE PERMITTED BY THE BUILDING PERMIT PROCESS AND WILL COMPLY WITH ALL TOWN REGULATIONS AND STANDARDS.
- 18. PROPOSED LOCATION OF 80' FLAGPOLE MEETS NHDOT REQUIREMENTS. THE FLAGPOLE WILL FLY A 20'x38' AMERICAN FLAG AND WILL BE LIT FROM BELOW AT 40' TO COMPLY WITH FLAG ENQUETE LIGHTING AS OUTLINED BY THE U.S. FLAG PROTECTION ACT.
- 19. NO CHANGES TO EXISTING 272'x177'x25' HIGH BUILDING FOOTPRINT (49,813 S.F.). EXISTING CANOPY TO BE EXTENDED TO FULL LENGTH OF BUILDING.
- 20. LANDSCAPE PLAN: NO CHANGES PROPOSED. VEGETATIVE BUFFERS SHOWN.
- 21. PARKING LOT: 145 PARKING STALLS OF WHICH 15 ARE HANDICAP RESERVED.
- 22. RUBBISH WILL BE STORED IN FENCED ENCLOSURE (SLATTED, CHAIN LINK FENCE) AT LOCATION INDICATED AND PRIVATELY REMOVED.
- 23. EXISTING SNOW STORAGE IS SHOWN. AREAS ALONG THE SOUTH AND EAST EDGES OF PARKING LOT TO BE USED FOR TEMPORARY SNOW STORAGE UNTIL MOVED TO DRAINAGE DETENTION AREA. ACCUMULATED SNOW TO BE MOVED OFF-SITE.
- 24. ON-SITE FUEL IS KEPT IN A 75-GALLON, DOUBLE-WALLED TANK, STORED OUTSIDE ON A TRUCK. EACH RECREATIONAL VEHICLE BUILT ON SITE CONTAINS MINIMAL FUEL UPON SALE, UNITS ARE FILLED OFF-SITE.

\*\*\* LEGEND \*\*\*

- Property Boundary
- Property Abutter Line
- Edge of Road R.O.W.
- Guardrail
- Zoning Setback
- Easement/R.O.W.
- Paintlines, Traffic Direction
- Snow Storage (See Note 21)
- Railroad Tracks
- 2' Contour w/Elevation
- Natural Gas Pipe
- Overhead Electric Line
- Utility Pole, Guy Wire
- Underground Electric
- Sewer Manhole, Sewer Line
- Chainlink fence
- Treeline
- Edge of Pavement, Curb
- Storm Drain, Manhole
- Unmonumented Point, Iron Pipe, Monument, Found
- Down-light Light Pole
- Water Runoff Direction
- Catch Basin
- Building & Deck
- Tax Map & Lot Number

Preliminary 11-22-2023

PARKING TABLE

DESCRIPTION	REQUIRED SPACES PER ZONING ORDINANCE
12 Employees	12
20 Patrons anticipated at one time	20
REQUIRED SPACES:	32

RECORD OWNER: BRODY 50 LLC  
1000 WASHINGTON STREET  
FOXBOROUGH, MA 02035  
Vol. 1627 Pg. 394

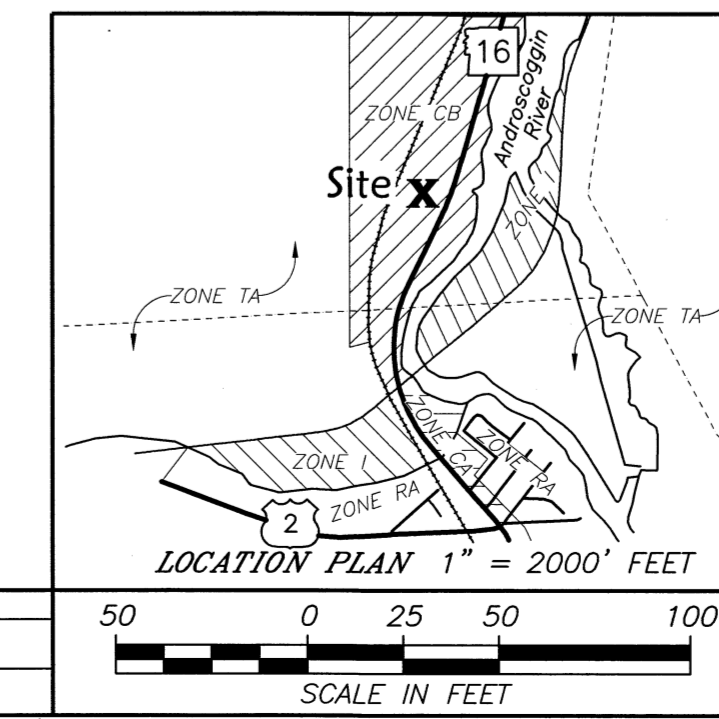
APPROVED BY GORHAM, NH PLANNING BOARD

DATE: \_\_\_\_\_

\_\_\_\_\_

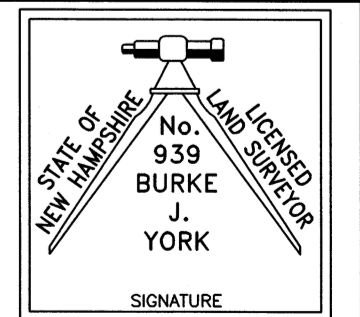
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YORK LAND SERVICES, LLC  
Riverside Courtyards, 3 Twelfth Street  
Berlin, New Hampshire 03570 - (603)752-7282

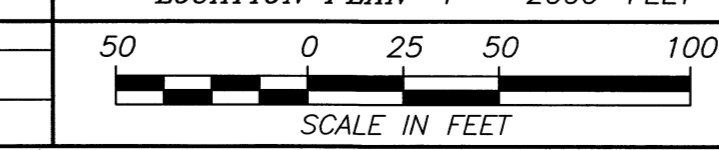
MOMS JERICO  
at  
MOMS SUPERCENTER  
Site Plan Prepared For  
BRODY 50 LLC  
Tax Map U-9 Lot 10  
453 Main Street  
Route 16, Gorham, New Hampshire



THIS SURVEY AND PLAT PREPARED UNDER MY DIRECT SUPERVISION, AND CONFORMS TO NH BOARD OF LICENSEE - LAND SURVEYORS CODE OF ADMINISTRATIVE RULES.

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Revisions	Revisions	Revisions



Scale: 1 inch = 50 feet  
Method: GPS((P & RTK)/TOTAL STATION  
Date: NOVEMBER 22, 2023

Made by: B.J.Y., S.N.D. Drawn by: C.S.L. Checked by: B.J.Y.  
Drawing No. 23-073