



**Community Development  
Planning Division**

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GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620

**PRE-APP / SKETCH PLAN APPLICATION**

SITE PLAN     SUBDIVISION     GRAVEL PIT     ZONING     PRIVATE WAY

<b>FEE FOR PLAN REVIEW</b>	<input checked="" type="checkbox"/> \$300.00	Amount Paid: \$ _____
	Note: \$300 review fee will be credited towards subsequent application for the same proposed project	Date: _____

<b>PROPERTY DESCRIPTION</b>	Parcel ID	Map(s)	77	Lot(s)	5	Zoning District(s)	RC	Total Land Area (sq. ft.)	86,091
	Physical Address/ Location	Dingley Spring Road & Ossipee Trail							

<b>PROPERTY OWNER'S INFORMATION</b>	Name(s)	All Purpose Storage Gorham, LLC	Mailing Address	4007 Dean Martin Drive Las Vegas, NV 89103
	Phone			
	Email			

<b>APPLICANT'S INFORMATION IF DIFFERENT FROM OWNER</b>	Name(s)	Matt Eucalitto	Name of Business	Calito Development Group
	Phone	860-280-8525	Mailing Address	P.O. Box 748 Torrington, CT 06790
	Email	matt@calitogroup.com		

<b>APPLICANT'S AGENT INFORMATION</b>	Name	Stephen J. Haight, P.E.	Name of Business	Civilworks New Englad
	Phone	603-749-0443	Mailing Address	P.O. Box 1166 Dover, NH 03821
	Email	shaight@civilworksne.com		

<b>PROJECT DESCRIPTION</b>	Existing Land Use: Vacant
	Provide a narrative description of the Proposed Project: Dry Goods Retail Store
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.) Retail Sales

**MINIMUM SKETCH PLAN REQUIREMENTS**

- One (1) signed original, one (1) full size plan set (24x36), seven (7) reduced size plan sets (11x17), and one (1) electronic copy of the entire packet

The Sketch Plan document/map:

A) Paper size; no less than 11" X 17" or greater than 24" X 36"

B) Plan Scale

- Under 10 acres: no greater than 1" = 30'  
 10 + acres: 1" = 50'

C) Title block

- Applicant's name and address  
 Name of preparer of plans with professional information  
 Parcel's tax map identification (map and lot) in bottom right corner of map

**APPLICANT'S CHECKLIST FOR SKETCH PLAN REQUIREMENTS**

**SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.**

The following checklists includes items generally required for development by the GORHAM LAND USE ORDINANCES and, due to project specifics, are required to provide a complete and accurate set of plans, reports and supporting documentation.

Existing:

- Current Deed, contract to purchase or lease, or other form of right, title or interest.  
 Zoning district  
 Topographic map (optional)  
 Wetlands and floodplains  
 Water bodies and water courses  
 Parcel area  
 Lot dimensions  
 Utilities (Sewer/septic, water, electric, phone)  
 Streets, driveways and rights-of-way  
 Structures

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.**

Proposed: (Plans must show the lightened existing topography under the proposed plan for comparison.)

- Recreation areas and open space  
 Number of lots and lot areas  
 Setback lines and building envelopes  
 Lot dimensions  
 Utilities (Sewer/septic, water, electric, phone)  
 Streets, driveways and rights-of-way  
 Structures

Distance to:

- Nearest driveways and intersections  
 Nearest fire hydrant  
 Nearest significant water body

**NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT.**

**TYPE OF DEVELOPMENT**

- Development Transfer Overlay (Chapter 1)       Clustered Residential Development (Chapter 2)  
 Small Dwelling Overlay (Chapter 1)       Planned Unit Development  
 Agent Authorization Form (Completed and Signed)

**ADDITIONAL COMMENTS:**

*The undersigned hereby makes application to the Town of Gorham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.*

  
 \_\_\_\_\_

APPLICANT OR AGENT'S SIGNATURE

02/12/24

DATE

Stephen J. Haight, P.E. - Civilworks New England

PLEASE TYPE OR PRINT NAME

# AGENT AUTHORIZATION

<b>PROPERTY DESCRIPTION</b>	<b>PHYSICAL ADDRESS/ LOCATION</b>	Dingley Spring Road & Ossipee Trail		<b>MAP(S)</b>	77
				<b>LOT(S)</b>	5
<b>APPLICANT(S) INFORMATION</b>	<b>NAME(S)</b>	Calito Development Group		<b>MAILING ADDRESS</b>	P.O. Box 748 Torrington, CT 06790
	<b>PHONE</b>	860-280-8525			
	<b>EMAIL</b>	matt@calitogroup.com			
<b>OWNER(S) INFORMATION</b>	<b>NAME(S)</b>	All Purpose Storage Gorham, LLC		<b>MAILING ADDRESS</b>	4007 Dean Martin Dr. Las Vegas, NV 89103
	<b>PHONE</b>				
	<b>EMAIL</b>				
<b>APPLICANT'S AGENT INFORMATION</b>	<b>NAME</b>	Stephen J. Haight, P.E.	<b>BUSINESS NAME</b>	Civilworks New England	
	<b>PHONE</b>	603-749-0443	<b>MAILING ADDRESS</b>	P.O. Box 1166 Dover, NH 03821	
	<b>EMAIL</b>	shaight@civilworksne.com			

*Said agent(s) may represent me/us before Gorham Town officers and the Gorham Planning Board to expedite and complete the approval of the proposed development for this parcel.*

APPLICANT SIGNATURE

DATE

Matt Eucalitto - Calito Development Group

PLEASE TYPE OR PRINT NAME HERE

CO-APPLICANT SIGNATURE (if applicable)

DATE

PLEASE TYPE OR PRINT NAME HERE

APPLICANT'S AGENT SIGNATURE

02/12/24

DATE

Stephen J. Haight, P.E.

PLEASE TYPE OR PRINT NAME HERE