

APPLICATION FOR SITE PLAN REVIEW
PARSONSFIELD PLANNING BOARD

William Ryan 221 Pondol Lake Rd 413 212 1229
Applicant Name Mailing Address Phone

Trewar Saubson 207 432-6405
Owner Name Mailing Address Phone

140 Federal Road Keegan Falls 250 X 310" Vill
Site Address/Location (Map/Lot Number) Lot Size Zone Type (e.g.-R,VR)

Exact Nature of Proposed Use: two Medical Marijuana B's

Existing Use of Site: Vacant

Applicability

This application applies to any proposed use listed in the Table of Permissible Uses which requires Site Plan Review.

Site Plan Content

Application must include the following exhibits and information:

1. One original fully executed and signed application for Site Plan Review (this document), plus nine (9) copies
2. Ten (10) copies of site plan drawn at a scale to allow review of list of approval criteria, and showing the following, when applicable:

General Submission Information:

- a) name and address of all property owners within 500 feet of edge of property line
- b) sketch map showing general location of site within the Town
- c) boundaries of all contiguous property under control of owner/applicant regardless of whether all or part is being developed at this time
- d) copy of the deed to the property, option to purchase the property or other documentation to demonstrate right, title or interest
- e) name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan

Existing Conditions:

- f) bearings and distances of all property lines of property to be developed and source of information
- g) location and size of any existing sewer and water mains, culverts and drains that will serve the development whether on or off the property, along with the direction of existing surface water drainage across the site
- h) location, names and present widths of existing streets and rights-of-way within or adjacent to the proposed development
- i) location, dimensions and ground floor elevations Above Ground Level (AGL) of all existing and proposed buildings on the site
- j) location and dimensions of existing driveways, streets, parking and loading areas and walkways on the site

- k) ✓ location of intersecting roads or driveways within 200 feet of site
- l) ✓ location of open drainage courses, wetlands, stands of trees, and other important natural features, with description of features to be retained and of any new landscaping
- m) location, front view, and dimensions of existing and proposed signs
- n) location and dimensions of any existing easements and ten (10) copies of existing covenants or deed restrictions

Proposed Development Activity:

- o) location of all building setbacks, yards and buffers, required by this or other Town Ordinances
- p) location, dimensions and ground floor elevations Above Ground Level (AGL) of all proposed buildings
- q) ✓ location and dimensions of proposed driveways, parking and loading areas, and walkways
- r) ✓ location and dimensions of all provisions for water supply and wastewater disposal (eNerox OSyno 513)
- s) ✓ direction and route of proposed surface water drainage
- t) ✓ location, front view, and dimensions of proposed signs
- u) ✓ location and type of exterior lighting
- v) ✓ proposed landscaping and buffering
- w) ✓ demonstration of any applicable State applications, or permits which have been or may be issued
- x) ✓ schedule of construction, including anticipated beginning and completion dates
- y) ✓ Space shall be provided on the plan for the signatures of the Planning Board and date, together with the following words, "Approved: Town of Parsonsfield Planning Board

Supplemental Information

Planning Board may require additional information.


Approval Criteria


In approving site plans, the Planning Board shall consider criteria as listed in the Land Use and Development Ordinance Site Plan Review article. Before granting approval the Board shall make findings of fact that the provisions of this Ordinance have been met and that the proposed development will meet the guidelines of Title 30-A, MRSA, Section 4404, as amended.

The undersigned hereby makes application for approval of a Site Plan in accordance with the procedures and requirements set out in the Parsonsfield Land Use and Development Ordinance, and in conformance with the performance standards of said Ordinance.

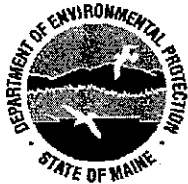
NOTE: A Site Plan application must be approved unless in the judgement of the Planning Board the applicant is not able to meet one or more of the performance standards. Decisions of the Planning Board may be appealed in accordance with the provisions of the Ordinance.

To the best of my knowledge, all information submitted on this application is true and correct. All proposed uses will be in conformance with the application and the Ordinance of the Town of Parsonsfield.

Signed  Date 7/23/18
Applicant

For Planning Board Use Only: Date Received 8/7/2018 By 

**Complete and sign form - retain a copy for your records.
Submit one original and nine copies of form and all attachments to CEO with \$25 application fee and \$150 escrow fee for Site Visit and Public Hearing expenses.
Applications and all attachments must be received at the town office 15 days in advance of scheduled meeting.**



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Date of Certificate:
November 15, 2017

Fig 6

FACILITY REGISTRATION CERTIFICATE FOR
Aboveground and Underground Storage Tank

Please display this certificate in a visible location at the registered facility.

Facility:

WALKER CHEVROLET INC
RT 25
PARSONSFIELD

Facility Registration Number: 17905
Date of Registration: July 18, 1991
Facility Phone: 207-625-3342

Operator:

WALKER CHEVROLET INC
RT 25
PARSONSFIELD, ME 04047-
207-625-3342

Sensitive Area Status:

Facility Use: RETAIL OIL

Owner:

WALKER CHEVROLET INC
RT 25
PARSONSFIELD, ME 04047-
207-625-3342

Aboveground and Underground Storage Tanks
Number of Active Aboveground Tanks: 0
Number of Active Underground Tanks: 0

If the information on this form is accurate and complete, please retain for your records.

The Maine Department of Environmental Protection must be notified of any errors or changes in the information on this form. To accomplish this, please draw a line through the incorrect or outdated information, insert the correct information, and return this form to:

Department of Environmental Protection Bureau of Remediation and Waste Management
State House Station #17 Augusta, ME 04333

Attn: Underground Tanks Program

If you have any questions concerning this process, please call (207)287-7688 and ask for the administrator of the Underground Storage Tanks Program

INDIVIDUAL TANK DATA FOR SITE NUMBER: 17905

Tank	Tank Under/ Above ground	Tank Type	Tank Size	Tank Monitoring	Date Tank Installed	Tank Status	Tank Substatus	Tank Status Date
1	Below Ground	Steel - Bare Or Asphalt Coated.	1000	Unknown	10/01/1969	Removed		07/01/1991

Chamber	Chamber Size	Product Stored	Pipe Under/ Above ground	Date Piping Installed	Pipe Monitoring	Piping Type	Overfill Protection
1	1000	Regular Gasoline	Below Ground		Unknown	Galvanized Steel	Unknown

INDIVIDUAL TANK DATA FOR SITE NUMBER: 17905

Tank	Tank Under/ Above ground	Tank Type	Tank Size	Tank Monitoring	Date Tank Installed	Tank Status	Tank Substatus	Tank Status Date
2	Below Ground	Steel - Bare Or Asphalt Coated.	1000	Unknown	10/01/1969	Removed		07/01/1991

Chamber	Chamber Size	Product Stored	Pipe Under/ Above ground	Date Piping Installed	Pipe Monitoring	Piping Type	Overfill Protection
1	1000	Regular Gasoline	Below Ground		Unknown	Galvanized Steel	Unknown

INDIVIDUAL TANK DATA FOR SITE NUMBER: 17905

Tank	Tank Under/ Above ground	Tank Type	Tank Size	Tank Monitoring	Date Tank Installed	Tank Status	Tank Substatus	Tank Status Date
3	Below Ground	Steel - Bare Or Asphalt Coated.	500	Unknown	10/01/1969	Removed		07/01/1991

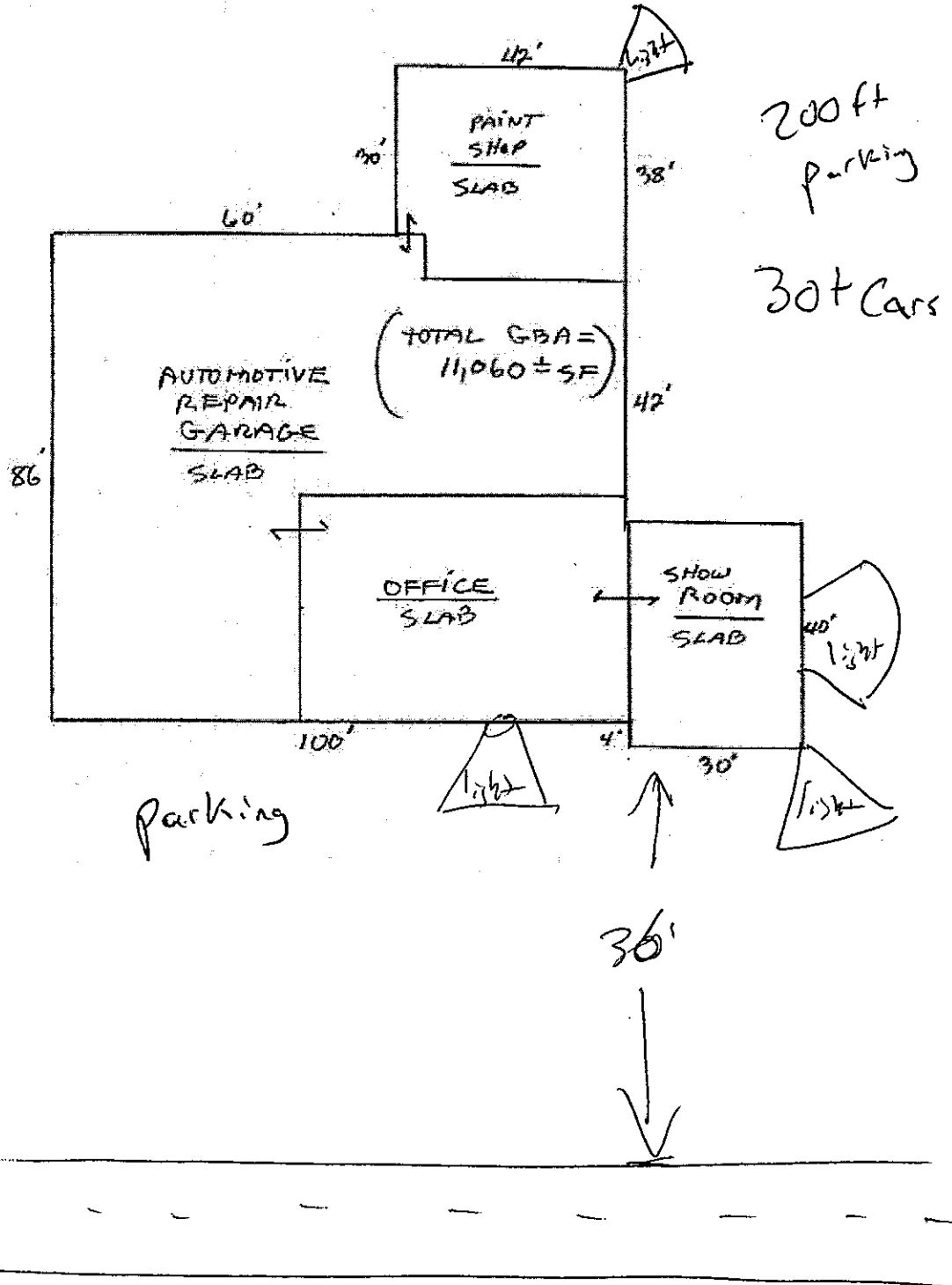
Chamber	Chamber Size	Product Stored	Pipe Under/ Above ground	Date Piping Installed	Pipe Monitoring	Piping Type	Overfill Protection
1	500	Premium Unleaded	Below Ground		Unknown	Galvanized Steel	Unknown

K1

Fig E

Building is 350 ft Above Sea Level

SUBJECT BUILDING SKETCH



TRANZON AUCTION PROPERTIES DISCLAIMER: This information was derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.

UNDERGROUND STORAGE TANKS

The following are Underground and Aboveground Storage Tank Facility Registration Certificates pertaining to the subject property. Based on these documents, the facility had Underground Storage Tanks (USTs) that were removed in 1991 & 1996.

Tranzon Auction Properties does not make any representation as to the accuracy or completeness of this information, and encourages you to contact MDEP (Timothy Rector at 207-287-7858) and visit their website at <http://www.maine.gov/dep/maps-data/data.html> to review various lists, files and reports.

Property Information Package

Fig F (B)

Light Industrial Property

140 Federal Road, Parsonsfield (Kezar Falls), ME



Previews: November 22 & 28 | 10:30am – 11:30am ET

Auction: December 14 | 12pm ET

Auction Location: On-site

Property#: AP17057



Tranzon Auction Properties

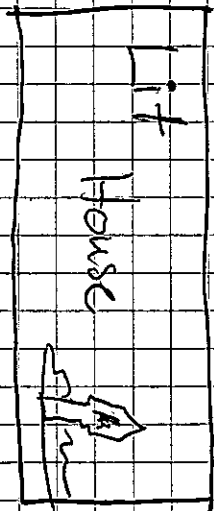
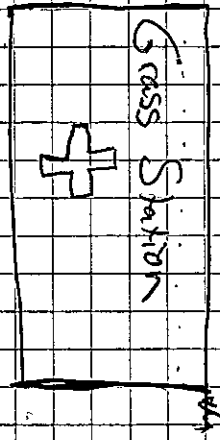
93 Exchange Street
Portland, ME 04101

P: 207-775-4300

F: 207-773-7275

apinfo@tranzon.com

Jill R. Daviero | ME RE Lic. BA901264 ~ Michael B. Carey | ME AUC Lic.1466



PROPERTY DESCRIPTION

Address u2 Lot 4

140 Federal Road
Parsonsfield (Kezar Falls), ME

Location & Site

Located in York County, Parsonsfield is about an hour west of Portland and 40 minutes south of Fryeburg. Property enjoys easy access to both Southern Maine and New Hampshire.

Property is well-sited on busy Route 25 across from soon-to-be Dollar General and has a great parking area.

- Lot Size: 1.78± acres
- Frontage: 250'± on Federal Road (Route 25)
- Parking: Ample paved parking
- Utilities: Public water and private septic system

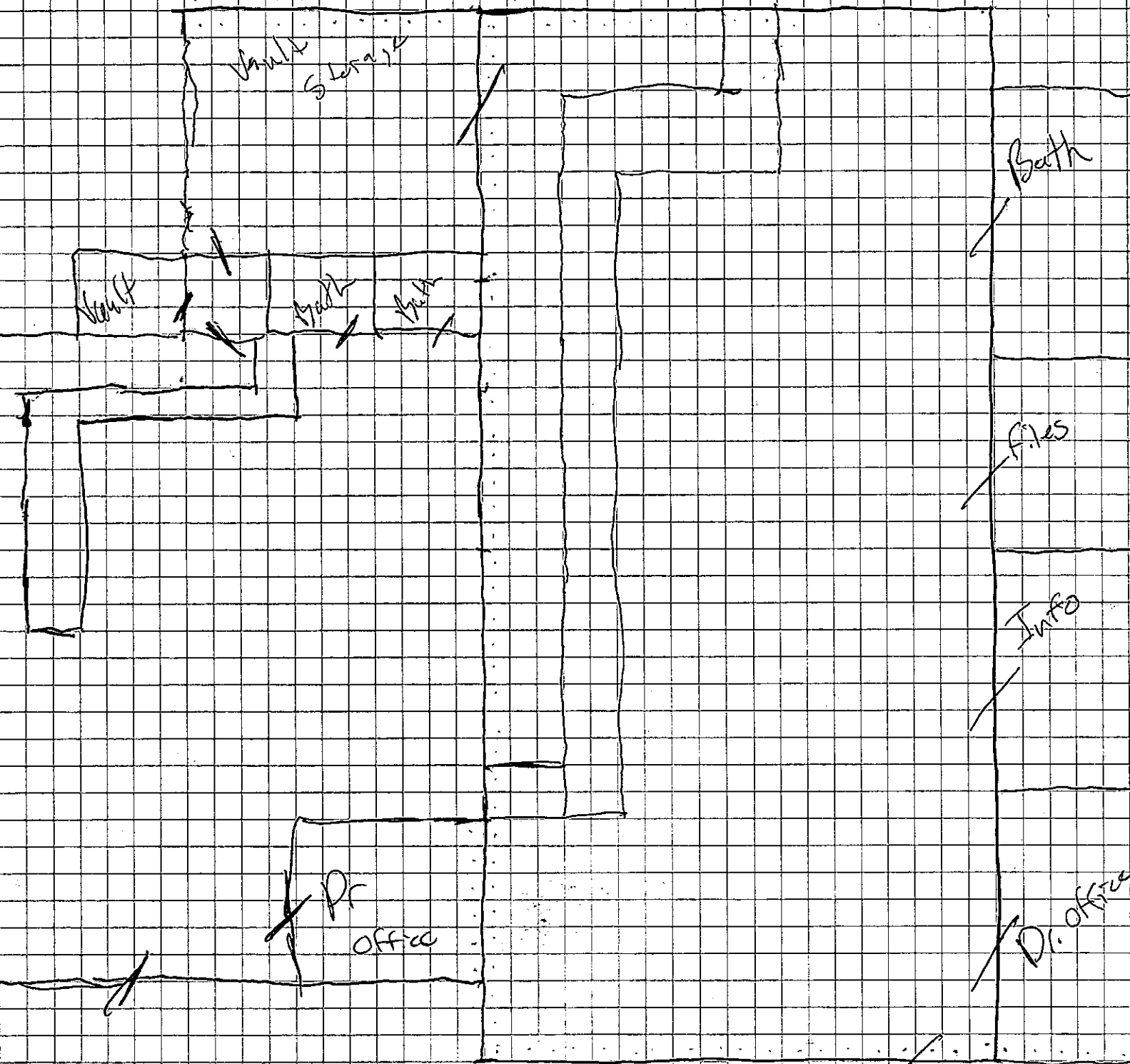


Building Information

Site is improved with an 11,060± SF automotive service building originally built in 1942± with a large addition added in the mid to late 1990s. It is currently configured with a large auto-repair garage with four steel insulated overhead doors, a large paint shop with three overhead doors, large showroom with lobby and office space.

- Property Type: Commercial – Light Industrial
- Year Built: 1942± with an addition in mid to late 1990s
- Building Area: 11,060± SF
- Stories: 1
- Baths: Four half baths
- Construction: Wood and steel frame
- Foundation: Slab
- Roof Cover: Steel and asphalt
- Exterior Siding: Steel and stucco over concrete block walls
- Heat Source: Suspended hot-air Reznor heaters in the service garage and paint area; former showroom and office heated via overhead HVAC with a roof-top condenser (condition unknown)

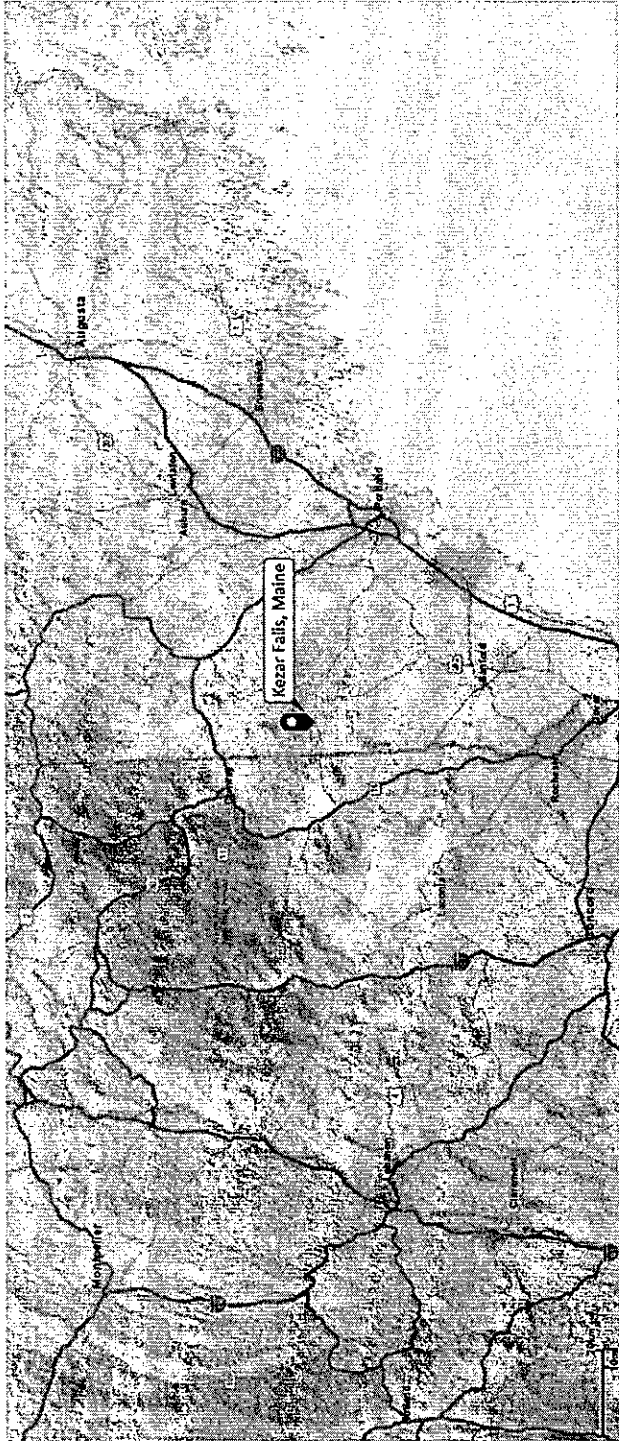
DISCLAIMER: This information is derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information, judgment and inspection of the property records. All properties sold on an "AS IS, WHERE IS" basis.



1 Box = 1 ft²

Fig B

AREA MAP



PROPERTY LOCATION MAP

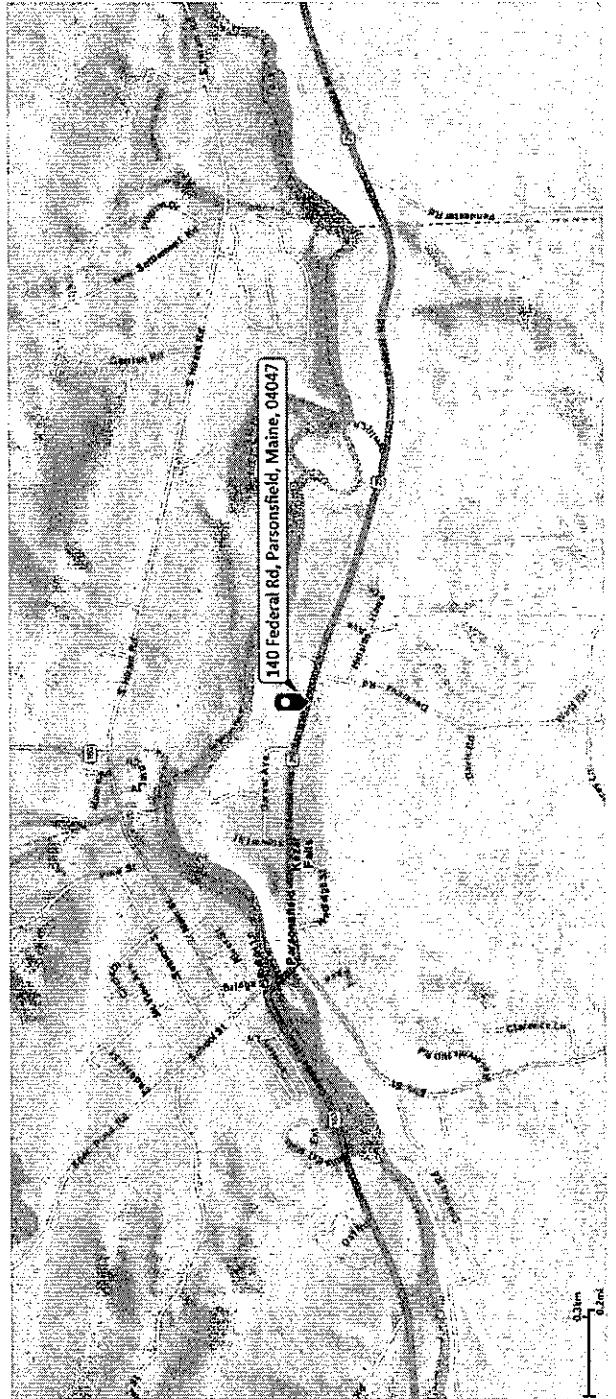


Fig D

EXHIBIT A



BK 17123 PGS 729 - 730
INSTR # 2015046202
RECEIVED YORK SS

10/28/2015 11:07:37 AM
DEBRA ANDERSON
REGISTER OF DEEDS

TRUSTEE'S DEED

RUTH-ELIZABETH WALKER, TRUSTEE of the **GEORGE E. WALKER REVOCABLE TRUST DATED 7/21/03**, of Marco Island, Collier County, Florida, by the power conferred by law, and every other power, for consideration paid, grants to **RUTH-ELIZABETH WALKER, TRUSTEE**, of the **GEORGE E. WALKER ESTATE TAX SHELTERED TRUST DATED 7/21/03**, of Marco Island, Collier County, Florida, having a mailing address of 4000 Royal Marco Way, Apt. 728, Marco Island, FL 34145-7814, the land in Parsonsfield, York County, Maine, bounded and described as follows:

All and the same premises located in Kezar Falls Village in Parsonsfield, York County, Maine, conveyed by George E. Walker to George E. Walker and Ruth-Elizabeth Walker, Trustees of the George E. Walker Revocable Trust Dated 7/21/03, recorded in the York County Registry of Deeds at Book 16407, Page 366, and therein bounded and described as follows:

"Parcel 1

"The premises, including land and buildings, in Kezar Falls Village, in the Town of Parsonsfield, County of York and State of Maine, described in a deed from S. Evelyn Devereux to L. Randolph Churchill and said Marguerite M. Churchill, dated October 10, 1947, and recorded in the York County Registry of Deeds in Book 1120, Page 334.

"Parcel 2

"The premises, including land and building, in said Kezar Falls Village in said Parsonsfield, described in a deed from Kezar Sales Corporation to said L. Randolph Churchill and said Marguerite M. Churchill dated May 5, 1970 and recorded in said Registry in Book 1879, Page 475.

"Reference is also made to the Will of L. Randolph Churchill, duly proved and allowed and filed in the York County Probate Court, Docket #89267, and to the deed from said Marguerite M. Churchill to said Robert W. Churchill dated January 27, 1981 and recorded in said Registry of Deeds in Book 2749, Page 189.

"The premises described in Parcels 1 and 2 above are also described as composite in the manner as follows:

"Beginning on the Northerly side of Federal Road, also known as Route no. 25, at the Southwesterly corner of the lot herein conveyed and the Southeasterly corner of land of Howe Oil Co.,, thence Easterly by said road a distance of two hundred fifty (250) feet to a cement post set in the ground at land formerly of Bernard R. Dunning, now of Alfred Aspinall; thence Northerly by land of said Aspinall, a distance of two hundred ten (210) feet to a cement post set in the ground, and continuing the same course by land of Kezar Sales Corporation a distance of

No R.E. Transfer Tax Paid

236 x 0

Fig 10

one hundred (100) feet to a corner and other land of said Corporation; thence Westerly by land of said Corporation a distance of two hundred fifty (250) feet to other land of said Corporation; thence Southerly by other land of said Corporation a distance of one hundred (100) feet to a cement post set in the group at the Northeasterly corner of land of Howe Oil Co., and continuing Southerly by land of Howe Oil Co. A distance of two hundred ten (210) feet to the road aforesaid and the point of beginning."

The above premises are conveyed subject to any easements and restrictions of record and this deed includes all rights, easements, privileges and appurtenances belonging to the premises herein-above described.

George ~~H.~~^{E.} Walker died November 24, 2014, leaving Ruth-Elizabeth Walker as the sole Trustee of the George ~~H.~~^{E.} Walker Revocable Trust Dated 7/21/03, with full authority to act on behalf of the Trust in her capacity as sole Trustee.

Witness my hand and seal this 18 day of August, 2015.

[Signature]
Witness

Ruth-Elizabeth Walker
Ruth-Elizabeth Walker, Trustee of the
George E. Walker Revocable Trust
Dated 7/21/03

State of Florida
County of Cumberland, ss
Maine

August 18, 2015

Then personally appeared the above named Ruth-Elizabeth Walker, in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

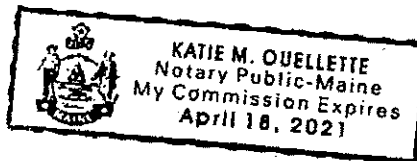
[Signature]

Notary Public

Print or type name: Katie Ouellette

My commission expires: April 18, 2021

SEAL



... recording ...

Ann E. Hastings Law Office, PA
PO Box 247
Kennebunk, ME 04043-0247

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