

Current Use of Property Medical Cannabis Caregiver Facility.

Proposed Use of Property Adult Use Cannabis Store, Adult Use Cannabis Cultivation Facility (Tier II), Adult Use Cannabis Products Manufacturing Facility.

Previous Approvals: List all previous uses, variances or special conditions associated with this property. Car dealership.

Date of Action: Planning Board Meeting/Hearing: _____

Approval: _____ **Denial:** _____

If application is approved, the applicant is hereby authorized to submit a preliminary or final plan.

If Application Denied, Reason: _____

- 1) **Applicability:** This application applies to any proposed use listed in the Table of Permissible Uses which requires Site Plan Review.
- 2) **Submissions:** Applications must be submitted 15 days in advance of the scheduled meeting.
- 3) **Permits:** Attach any other applicable permits.
- 4) **Abutters:** Attach a list of names and addresses of abutting property owners. (Please complete the separate "Abutters List Form" with this application)
- 5) **Supplemental Information:** The Planning Board may require additional information.
- 6) **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.

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.

- 7) **Site Plan Content:** Application must include the following exhibits and information. Please attach information on a separate sheet of paper or note that the item is not applicable **and give** a reason. (A=Attached or NA=Not Applicable)

General Submission Information:

- a) name and address of all property owners within 500 feet of edge of property line (Abutters List Form)
- 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
- 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"

a.	Abutters List
b.	Annex B - Map
c.	Annex C - Map
d.	Annex D - Copy of Deed
e.	Annex E.
f.	Annex F - Map
g.	Annex G - Map
h.	Annex H - Map
i.	Annex I - Map
j.	Annex J - Map
k.	Annex K - Map
l.	Annex L - Map
m.	Annex M - Photo
n.	Not applicable.
o.	Annex O - Map, also meets setbacks setforth by ToP Cannabis License Ordinance Section 7 A. (p. 5)
p.	No proposed change to development activity - See Annex I.
q.	No proposed change to development activity - See Annex J.
r.	No proposed change to development activity - See Annex G.
s.	No proposed change to development activity - See Annex G.
t.	Annex T - Design.
u.	Annex U - Design.
v.	Not applicable.
w.	No proposed change to development activity.
x.	Annex X - Proposed Schedule.
y.	Annex Y - Approval page.



Mission Statement

Focused on Quality and Education:

- **Provide our community with high-quality organic products and expert guidance, fostering a safe and informed experience. We empower individuals to make informed choices about cannabis through education, exceptional products, and personalized service.**

Committed to Community and Wellness:

- **Promote holistic wellness and community well-being by offering safe, accessible, and responsibly sourced cannabis products. Cultivate a positive and inclusive space where individuals can explore the benefits of cannabis for their health and well-being.**

Emphasizing Sustainability and Ethical Practices:

- **Strive to be a leader in sustainable cannabis retail, offering ethically sourced products and minimizing our environmental impact. We meet our customers at their socioeconomic needs.**

Annex A:

**a) name and address of all property owners within
500 feet of edge of property line (Abutters List Form)**

TOWN OF PARSONSFIELD Planning Board

634 North Rd, Parsonsfield, Maine 04047

PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfeld.org

ABUTTERS LIST FORM

(Make additional copies of this form as needed in order to submit a complete list.)

ABUTTER NAME(S): Jacob Hart

MAILING ADDRESS: 126 Federal Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 126 Federal Road

MAP # U02 LOT # 001

ABUTTER NAME(S): Joseph Colquhoun & Andree Benoist

MAILING ADDRESS: 20 Belvidere Road

CITY/STATE/ZIP: Atlantic Highlands, NJ

PROPERTY ADDRESS: 128 Federal Road

MAP # U02 LOT # 002

ABUTTER NAME(S): Joseph Rodgers

MAILING ADDRESS: 132 FEDERAL ROAD

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 132 Federal Road

MAP # U02 LOT # 003

ABUTTER NAME(S): Joseph Call

MAILING ADDRESS: 3 Steve Lane

CITY/STATE/ZIP: Steep Falls, ME 04085

PROPERTY ADDRESS: 148 Federal Road

MAP # U02 LOT # 005

ABUTTER NAME(S): Edward & Shirley Libby

MAILING ADDRESS: PO Box 63

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 150 Federal Road

MAP # U02 LOT # 006

ABUTTER NAME(S): Allen & DI Wentwoth & Michael Welch

MAILING ADDRESS: PO Box 294

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 158 Federal Road

MAP # U02 LOT # 007

ABUTTER NAME(S): Constance Cyr

MAILING ADDRESS: PO Box 91

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 168 Federal Road

MAP # U02 LOT # 008

ABUTTER NAME(S): Joan Greenleaf

MAILING ADDRESS: 170 Federal Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 170 Federal Road

MAP # U02 LOT # 009

ABUTTER NAME(S): Robert & Holly Churchill

MAILING ADDRESS: PO Box 625

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 180 Federal Road

MAP # U02 LOT # 010

TOWN OF PARSONSFIELD Planning Board

634 North Rd, Parsonsfield, Maine 04047

PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfeld.org

ABUTTERS LIST FORM

(Make additional copies of this form as needed in order to submit a complete list.)

ABUTTER NAME(S): Timothy Wentworth

MAILING ADDRESS: PO Box 200

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 160 Federal Road

MAP # U02 LOT # 010-A

ABUTTER NAME(S): Fred Thurston

MAILING ADDRESS: PO Box 171

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 12 Stocks Drive

MAP # U02 LOT # 010-B

ABUTTER NAME(S): KEZAR FALLS AUTO & TRUCK PARTS

MAILING ADDRESS: PO Box 354

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 163 Federal Road

MAP # U02 LOT # 019

ABUTTER NAME(S): Kim Burnell

ABUTTER NAME(S): Lee & Susan Wadsworth

MAILING ADDRESS: 10 Hillside Ave

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 25 Howe Drive

MAP # U02 LOT # 019-C

ABUTTER NAME(S): Denice Garland

MAILING ADDRESS: 18 Hillside Drive

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 18 Hillside Drive

MAP # U02 LOT # 019-E

ABUTTER NAME(S): Kelly & Lisa Libby

MAILING ADDRESS: 38 Hillside Drive

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 38 Hillside Ave

MAP # U02 LOT # 019-F/G

ABUTTER NAME(S): Town of Parsonsfield

MAILING ADDRESS: 634 North Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 0 Hillside Ave

MAP # U02 LOT # 019-H

ABUTTER NAME(S): William A Day JR. & Deborah Eldridge

ABUTTER NAME(S): PEOPLE'S UNITED BANK

MAILING ADDRESS: ATTN: CONTRACT MANAGER RC 451, 850 Main Street

CITY/STATE/ZIP: BRIDGEPORT CT 06604

PROPERTY ADDRESS: 129 Federal Road

MAP # U02 LOT # 027

ABUTTER NAME(S): Justin P. Espinosa

MAILING ADDRESS: 335 Mudgett Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 135 Federal Road

MAP # U02 LOT # 027A

ABUTTER NAME(S): Jim & Mary Hannaford

MAILING ADDRESS: 77 South Hiram Road

CITY/STATE/ZIP: Hiram, ME 04041

PROPERTY ADDRESS: 77 South Hiram Road

MAP # _____ LOT # _____

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

ABUTTER NAME(S): _____

TOWN OF PARSONSFIELD Planning Board

634 North Rd, Parsonsfield, Maine 04047

PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfeld.org

ABUTTERS LIST FORM

(Make additional copies of this form as needed in order to submit a complete list.)

ABUTTER NAME(S): Robert & Gloria Perry

MAILING ADDRESS: 66 Enfield Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 17 Devereux Road

MAP # U02 LOT # 024

ABUTTER NAME(S): Michael & Corrine Shaw

MAILING ADDRESS: 9 Devereux Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 9 Devereux Road

MAP # U02 LOT # 025

ABUTTER NAME(S): Krista Vincent

MAILING ADDRESS: 11 Weeping Willow Drive

CITY/STATE/ZIP: Rochester, NH 03867

PROPERTY ADDRESS: 0 Devereux Road

MAP # U02 LOT # 025-A

ABUTTER NAME(S): DG PARSONSFIELD LLC

Annex B:

**b) sketch map showing general location of site within
the Town**



Ossipee

Stocks 01

Hillside Ave

Devereux Rd

Archie's Strike & Spare
Recently viewed

Dollar General

Google



Google

Image capture: Oct 2018

PROPERTY DESCRIPTION

Address

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.

Annex C:

c) boundaries of all contiguous property under control of owner/applicant regardless of whether all or part is being developed at this time

Annex D:

d) copy of the deed to the property, option to purchase the property or other documentation to demonstrate right, title or interest

Fig C

DEBRA L. ANDERSON, REGISTER OF DEEDS



Bk 17643 PG 820
Instr # 2018001903
01/16/2018 02:58:51 PM
Pages 2 YORK CO

TRUSTEE'S DEED

RUTH-ELIZABETH WALKER, TRUSTEE OF THE GEORGE E. WALKER ESTATE TAX SHELTERED TRUST dated July 21, 2003, with a mailing address of 13 Searose Lane, Pine Point, Maine 04074,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

TREVOR L. SANBORN, with a mailing address of P.O. Box 1, East Parsonsfield, Maine 04028,

Certain lots or parcels of land situated in Kezar Falls Village in the Town of Parsonsfield, County of York and State of Maine, 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 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 as 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

Maine R.E. Transfer Tax Paid

continuing the same course by land of Kezar Sales Corporation a distance of 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 ground 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.

Being the same premises conveyed to the Grantor herein by deed from Ruth-Elizabeth Walker, Trustee of the George E. Walker Revocable Trust dated August 18, 2015 and recorded at the York County Registry of Deeds in Book 17123, Page 729.

IN WITNESS WHEREOF, the said RUTH-ELIZABETH WALKER, TRUSTEE OF THE GEORGE E. WALKER ESTATE TAX SHELTERED TRUST has caused this instrument to be signed this 11 day of January, 2018.

GEORGE E. WALKER ESTATE TAX
SHELTERED TRUST

By: Ruth E Walker
Ruth-Elizabeth Walker
Its Trustee

STATE OF MAINE
COUNTY OF Camden

January 11, 2018

Then personally appeared the above-named RUTH-ELIZABETH WALKER, TRUSTEE OF THE GEORGE E. WALKER ESTATE TAX SHELTERED TRUST as aforesaid and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Trust.

Before me,

Alison D. Schneller
Attorney at Law/Notary Public

Print Name: _____
My Commission Expires _____

ALISON D. SCHNELLER
Notary Public - Maine
My Commission Expires
May 8, 2024

J Lenkowski, PO Box 1139 Sanford, ME 04073

Annex E:

e) name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan

Annex F:

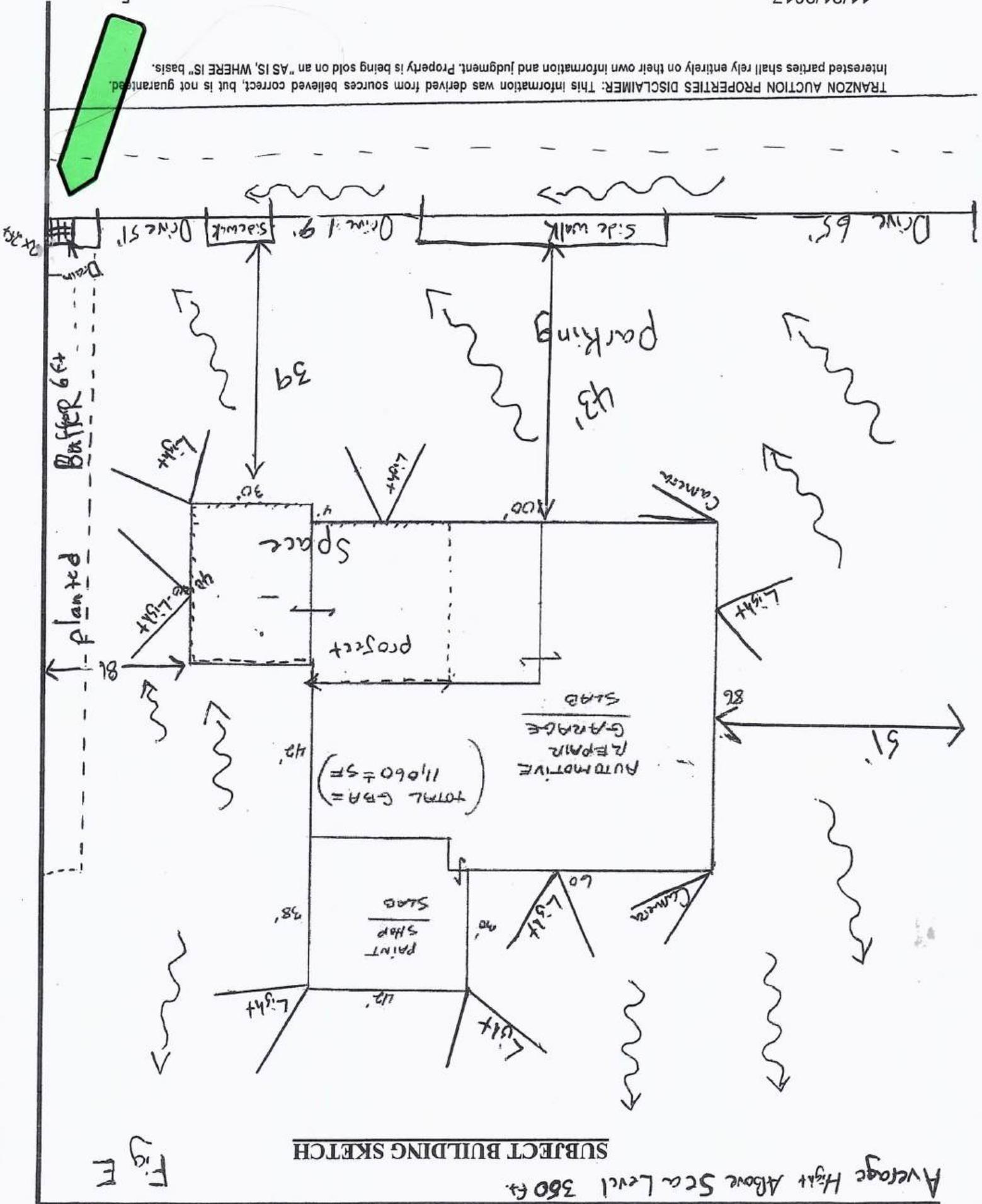
f) bearings and distances of all property lines of property to be developed and source of information

Annex G:

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

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.

5



SUBJECT BUILDING SKETCH

Fig E

Average Height Above Sea Level 360 ft.

Water Flow =

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Parsonsfeld	Town/City _____	Permit # _____
Street or Road	140 Federal Rd	Date Permit Issued <u>1/1</u>	Fee: \$ _____ Double Fee Charged []
Subdivision, Lot #		Local Plumbing Inspector Signature _____ L.P.I. # _____	
OWNER/APPLICANT INFORMATION		<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
Name (last, first, MI)	Rejuvenate LLC	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Mailing Address of Owner/Applicant	48 Harvest Hollow		
Daytime Tel. #	Cornish ME 04020		
Municipal Tax Map # _____ Lot # _____			
OWNER OR APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (2nd) date approved _____	

PERMIT INFORMATION			
TYPE OF APPLICATION <input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced: <u>trench</u> Year installed: <u>1960s</u> <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input checked="" type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components	
SIZE OF PROPERTY <u>1.4</u> <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	DISPOSAL SYSTEM TO SERVE <input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input checked="" type="checkbox"/> 3. Other: <u>Grow operation</u> (specify) Current Use <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY <input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input checked="" type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other	
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete <u>USE</u> <input checked="" type="checkbox"/> a. Regular <u>Existing Tank</u> <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>1000</u> GAL <u>check baffles</u>	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input checked="" type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input checked="" type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: <u>704</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	DESIGN FLOW <u>636</u> gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input checked="" type="checkbox"/> 2. Table 5C (other facilities) SHOW CALCULATIONS for other facilities <u>600 gpd for tree operation</u> <u>3 workers at 12 gpd = 36</u> <input type="checkbox"/> 3. Section 4G (meter readings) <u>600</u> ATTACH WATER METER DATA <u>+36</u> <u>636</u>
SOIL DATA & DESIGN CLASS PROFILE CONDITION <u>41 B</u> at Observation Hole # <u>TB1</u> Depth <u>None in 48"</u> of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input checked="" type="checkbox"/> 1. Medium—2.6 sq. ft. / gpd <input type="checkbox"/> 2. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large—5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input checked="" type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	LATITUDE AND LONGITUDE at center of disposal area Lat. <u>43</u> d <u>48</u> m <u>23</u> s Lon. <u>70</u> d <u>52</u> m <u>30</u> s if g.p.s, state margin of error: <u>+20 FT.</u>

SITE EVALUATOR STATEMENT		
I certify that on <u>10-3-24</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).		
<u>Justin Gardner</u> Site Evaluator Signature	<u>00404</u> SE #	<u>10-3-24</u> Date
<u>Justin Gardner</u> Site Evaluator Name Printed	<u>(207) 807-7252 JD Gardner 1978@gmail.com</u> Telephone Number	<u>Com</u> E-mail Address

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

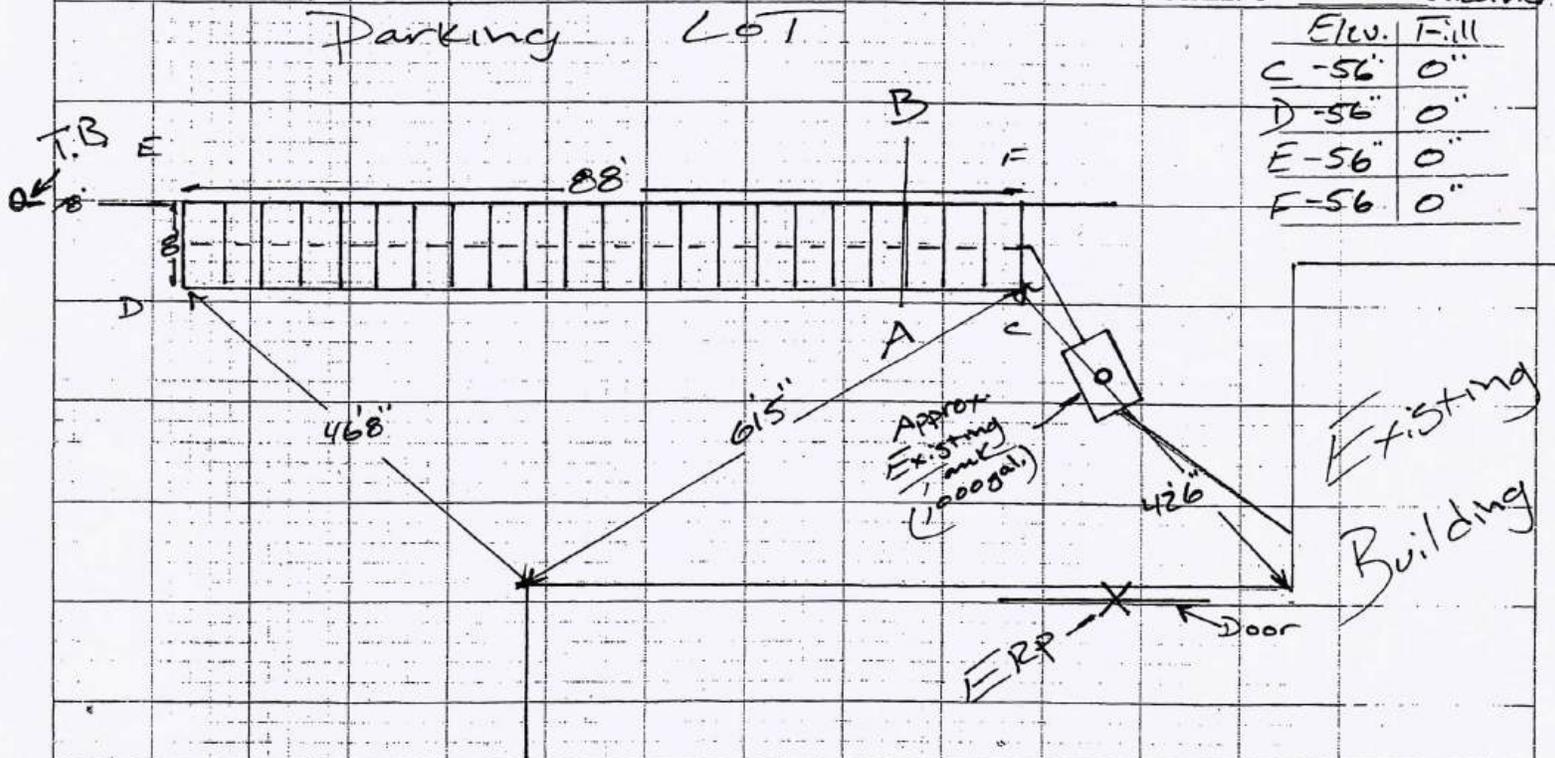
Parsonsfield

140 Federal Rd

Rejuvenate CC, LLC

SUBSURFACE WASTEWATER DISPOSAL PLAN

0
 SCALE: 1" = 20' Chamber
 FT. LOOPER



FILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT

Depth of Fill (Upslope) 0" Finished Grade Elevation -56"
 Depth of Fill (Upslope) 0" Top of Distribution Pipe or Proprietary Device -91"
 Depth of Fill (Downslope) 0" Bottom of Disposal Area -110"

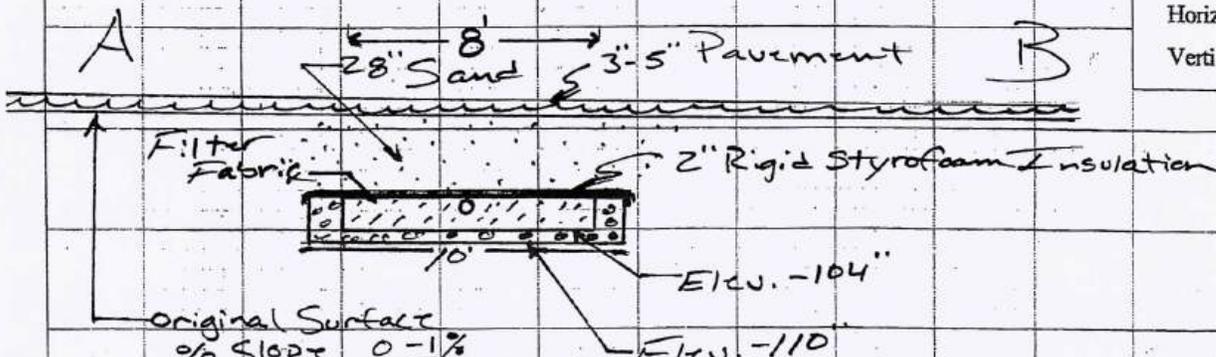
Location & Description: The Bottom of the glass on Garage window
 Reference Elevation: is Elev. 0"

DISPOSAL AREA CROSS SECTION

Scale

Horizontal 1" = 6 ft.

Vertical 1" = 6 ft.



6" of clean 1/2" crushed Stone under Chambers
 12" of clean 1/2" crushed Stone Around Chambers

Gravelly Coarse Sand
 Fill 4-8% Passing a
 #200 Sieve

- ① place Diversion Ditch uphill of System as Needed.
- ② Remove Vegetation and Scarify the original Surface.

Mix Fill when Needed to a depth of 6" with original Soil

- ③ Install Per the main Rules
- ④ Insulate D.Box if Used and Pipe to Tank.

Transitional Horizon

Justin Gardner
 Site Evaluator Signature

00404

10-3-24

SE #

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Parsonsfield

Street, Road, Subdivision

140 Federal Rd

Owner's Name

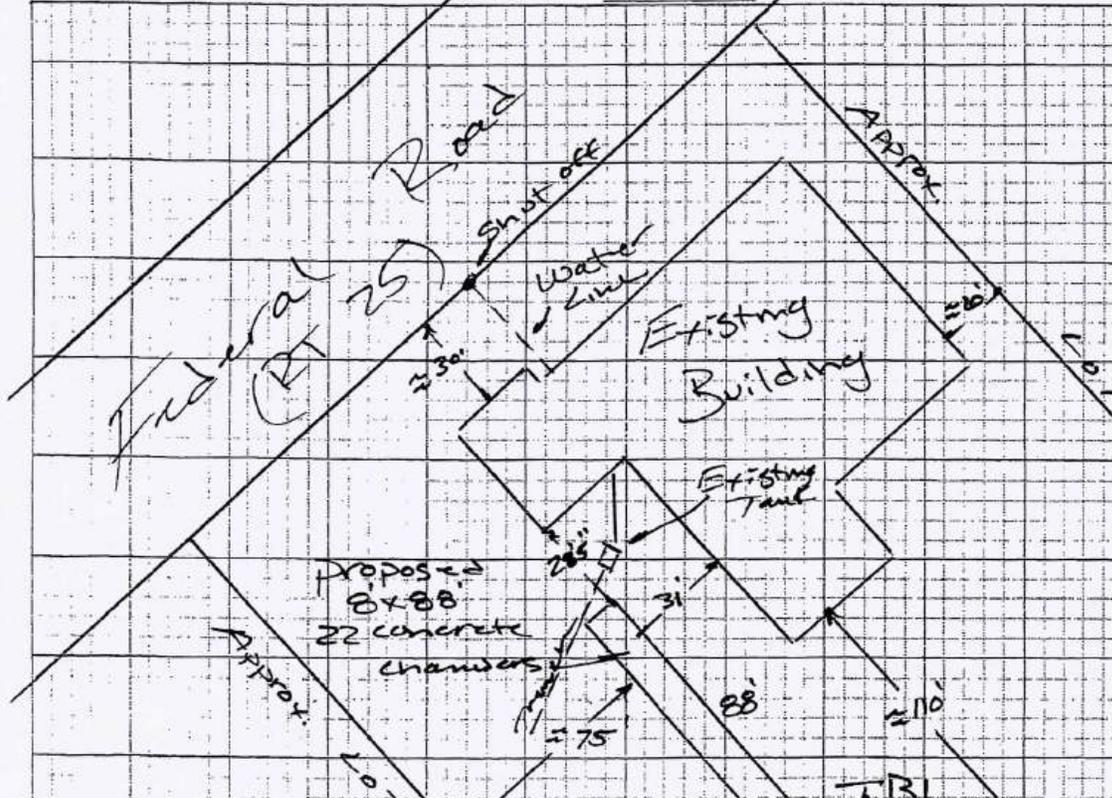
Rejuvenate LLC

SITE PLAN

Scale 1" = 60' ft or as shown

SITE LOCATION PLAN

(map from Maine Atlas recommended)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 7.B1 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0		Friable	Light	
0-10	gravelly			
10-20	loamy	loose	olive	None
20-30				in
30-40	Sand		Brown	48"
40-50			2.5y 5/4	

Observation Hole 7.B1 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
0-10	Approx.			
10-20				
20-30				
30-40				
40-50				

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
4 B	0-1%	None	<input type="checkbox"/> Restrictive Layer
Profile Condition		48"	<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
			<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

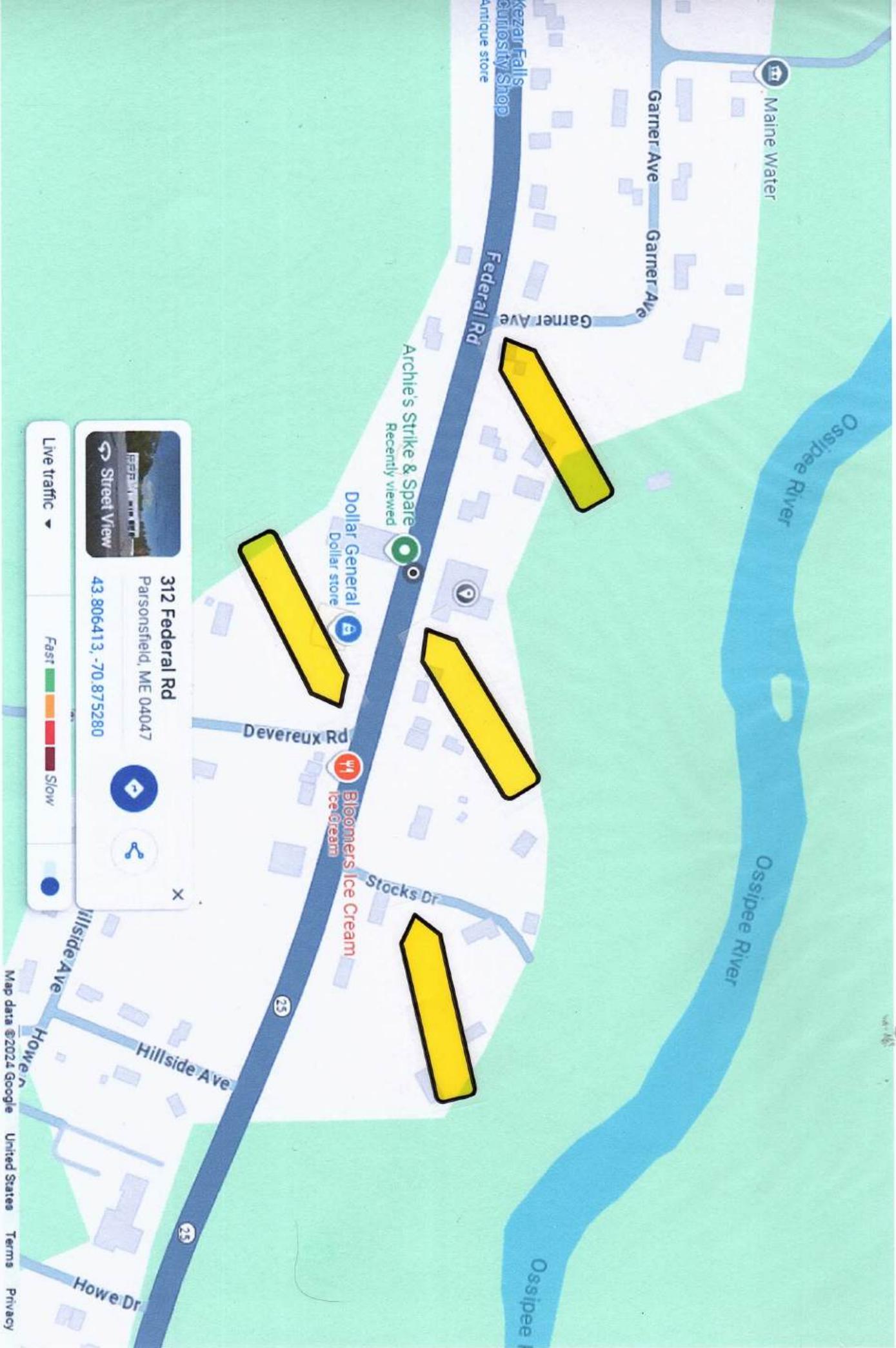
Justin Gardner
 Site Evaluator Signature

00404

10-3-24

Annex H:

h) location, names and present widths of existing streets and rights-of-way within or adjacent to the proposed development



312 Federal Rd
Parsonsfield, ME 04047
43.806413, -70.875280

Live traffic ▾

Fast Slow

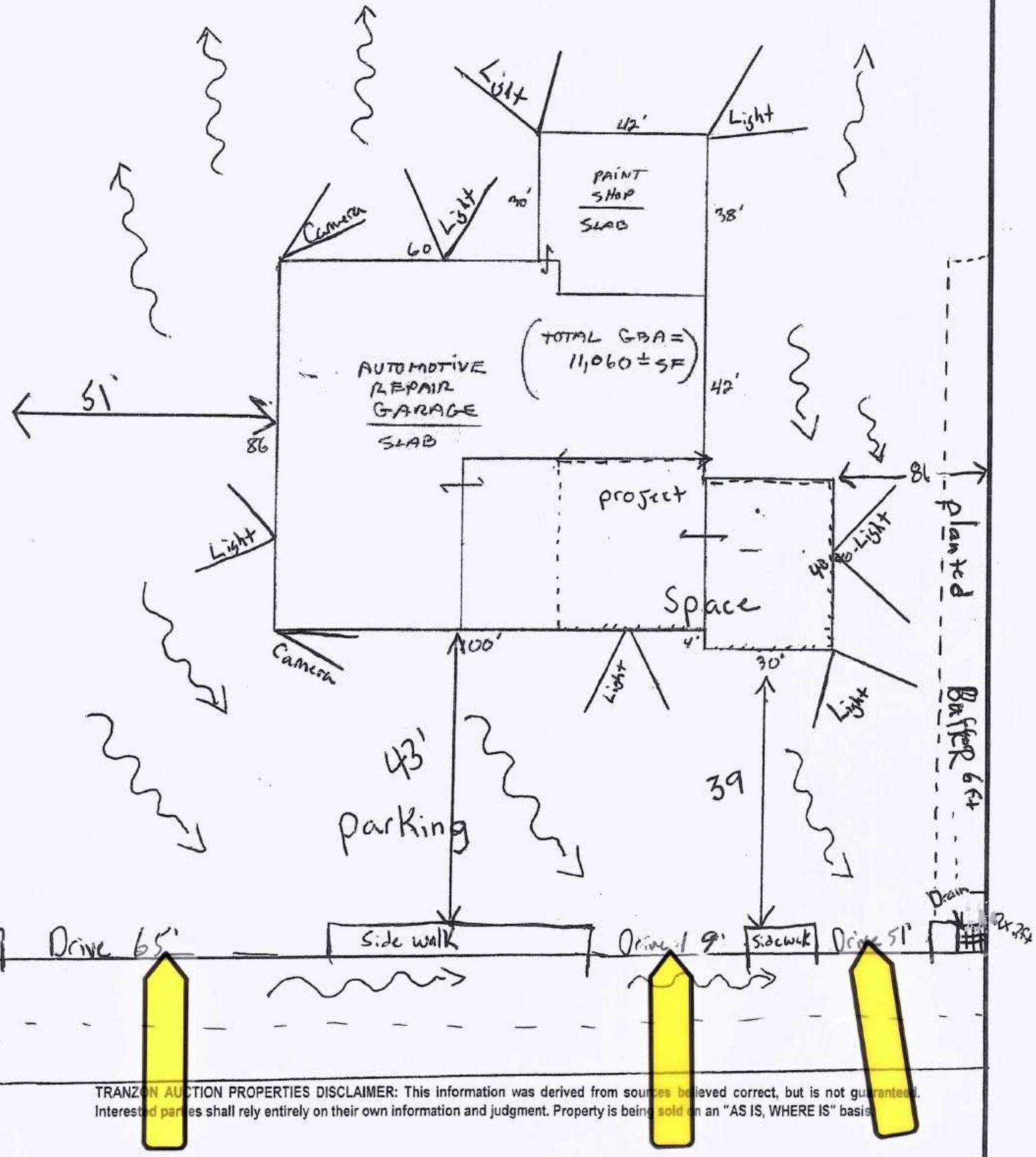
Street View

Wavy arrow = Water Flow

Average Hight Above Sea Level 360 ft.

SUBJECT BUILDING SKETCH

Fig E

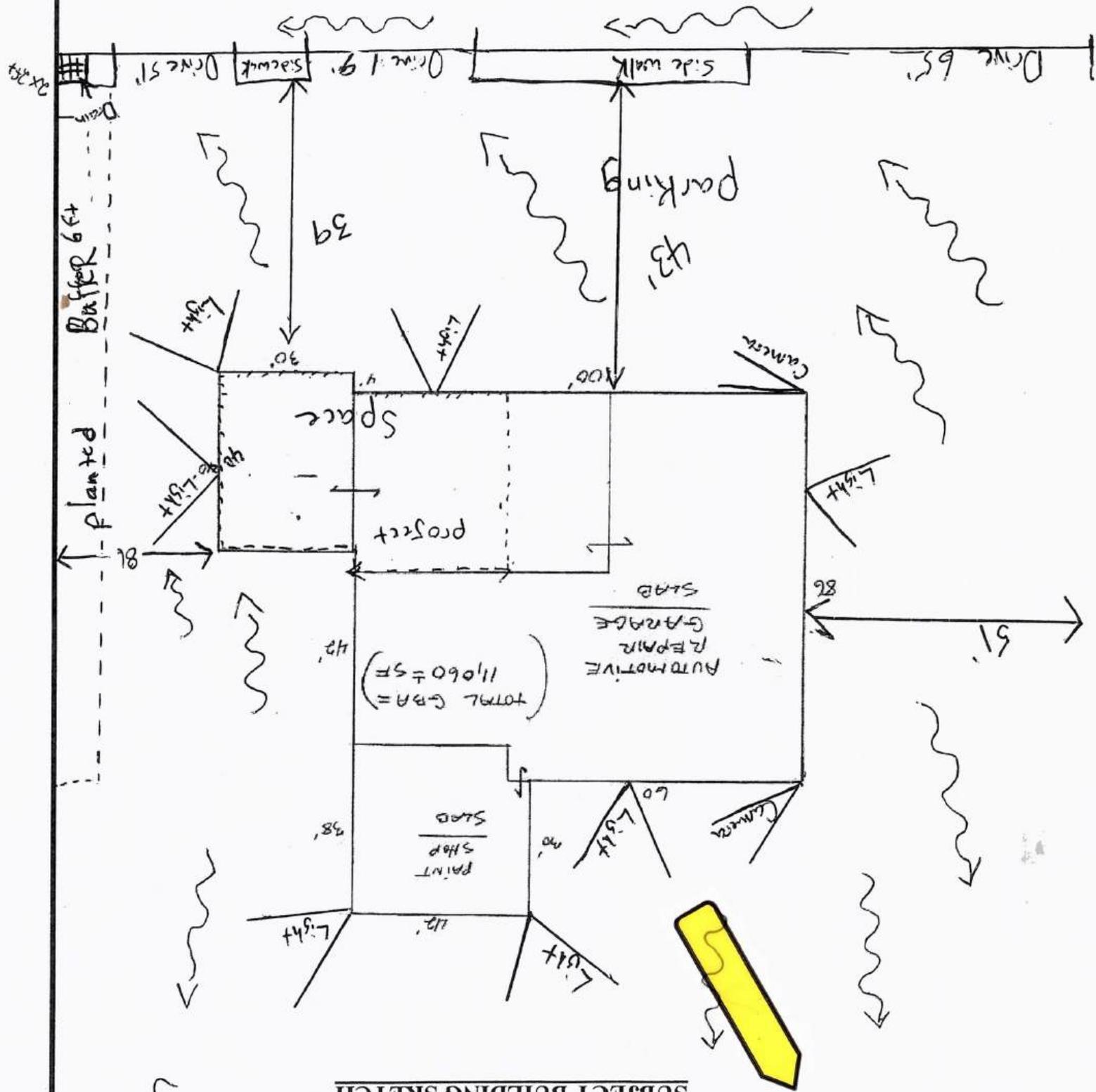


TRANZON AUCTION PROPERTIES DISCLAIMER: This information was derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.

Annex I:

**i) location, dimensions and ground floor elevations
Above Ground Level (AGL) of all existing and proposed
buildings on the site**

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SUBJECT BUILDING SKETCH

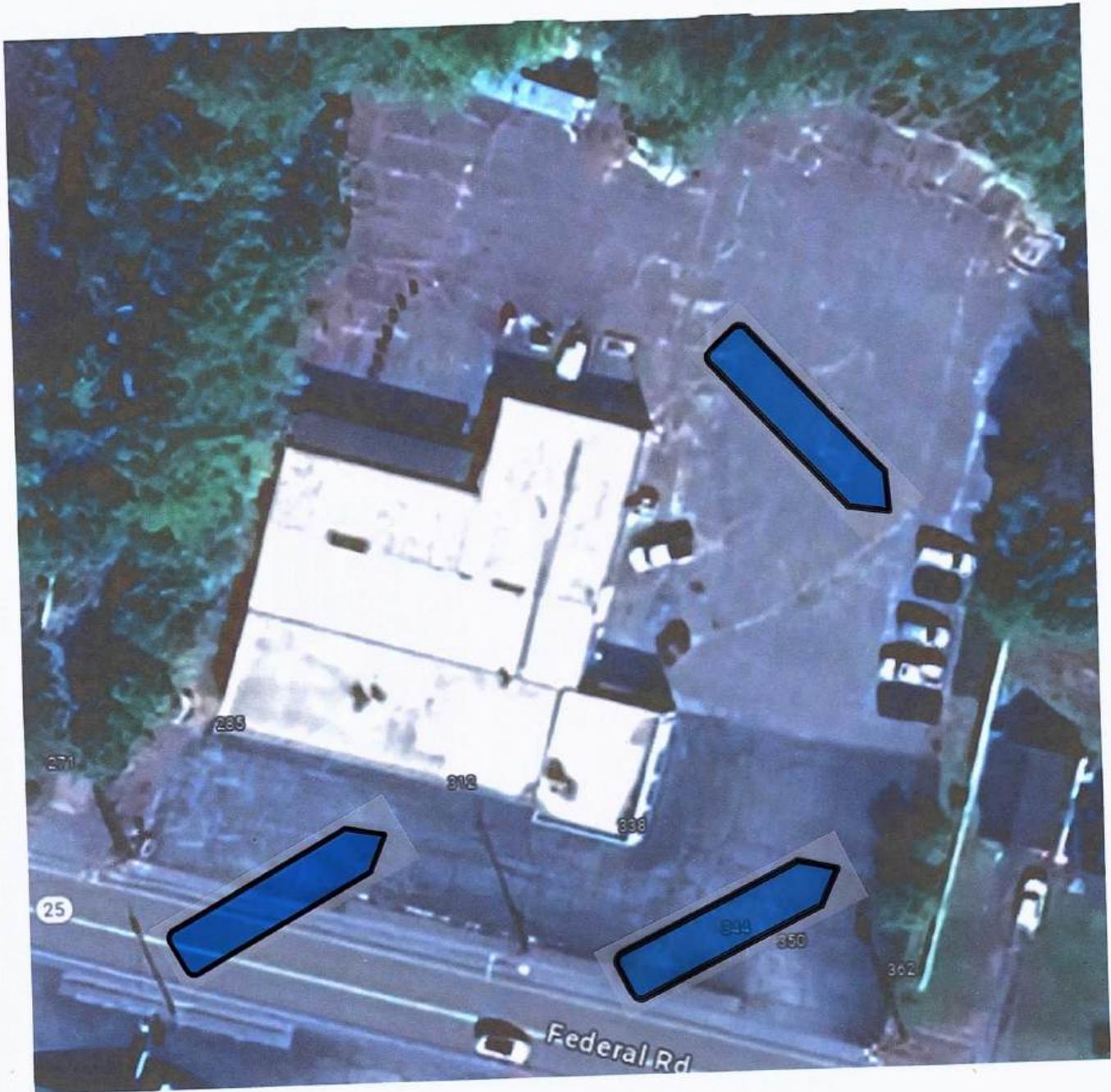
Fig E

Average Height Above Sea Level 360 ft.

Water Flow =

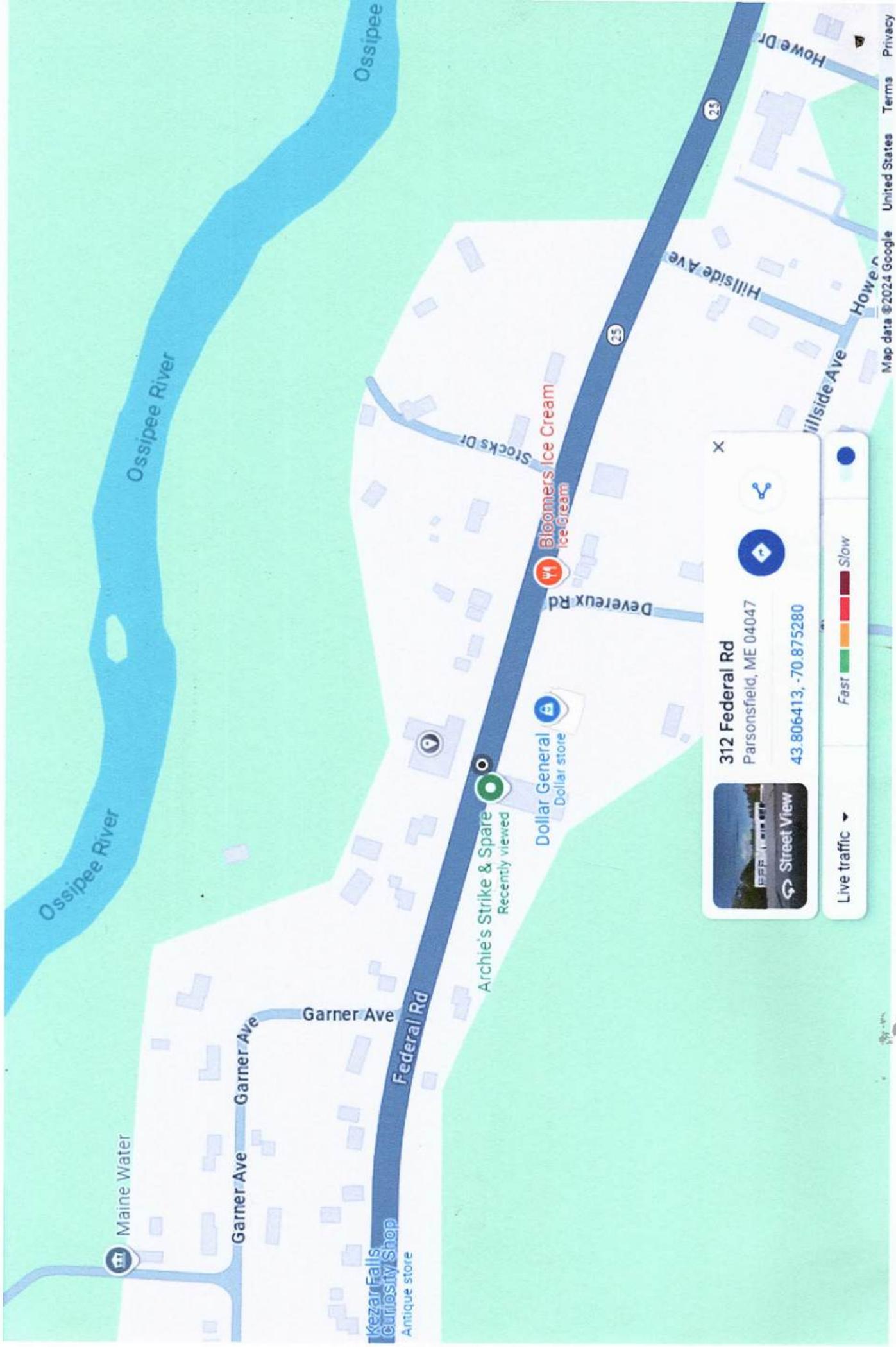
Annex J:

j) location and dimensions of existing driveways, streets, parking and loading areas and walkways on the site



Annex K:

**k) location of intersecting roads or driveways within
200 feet of site**

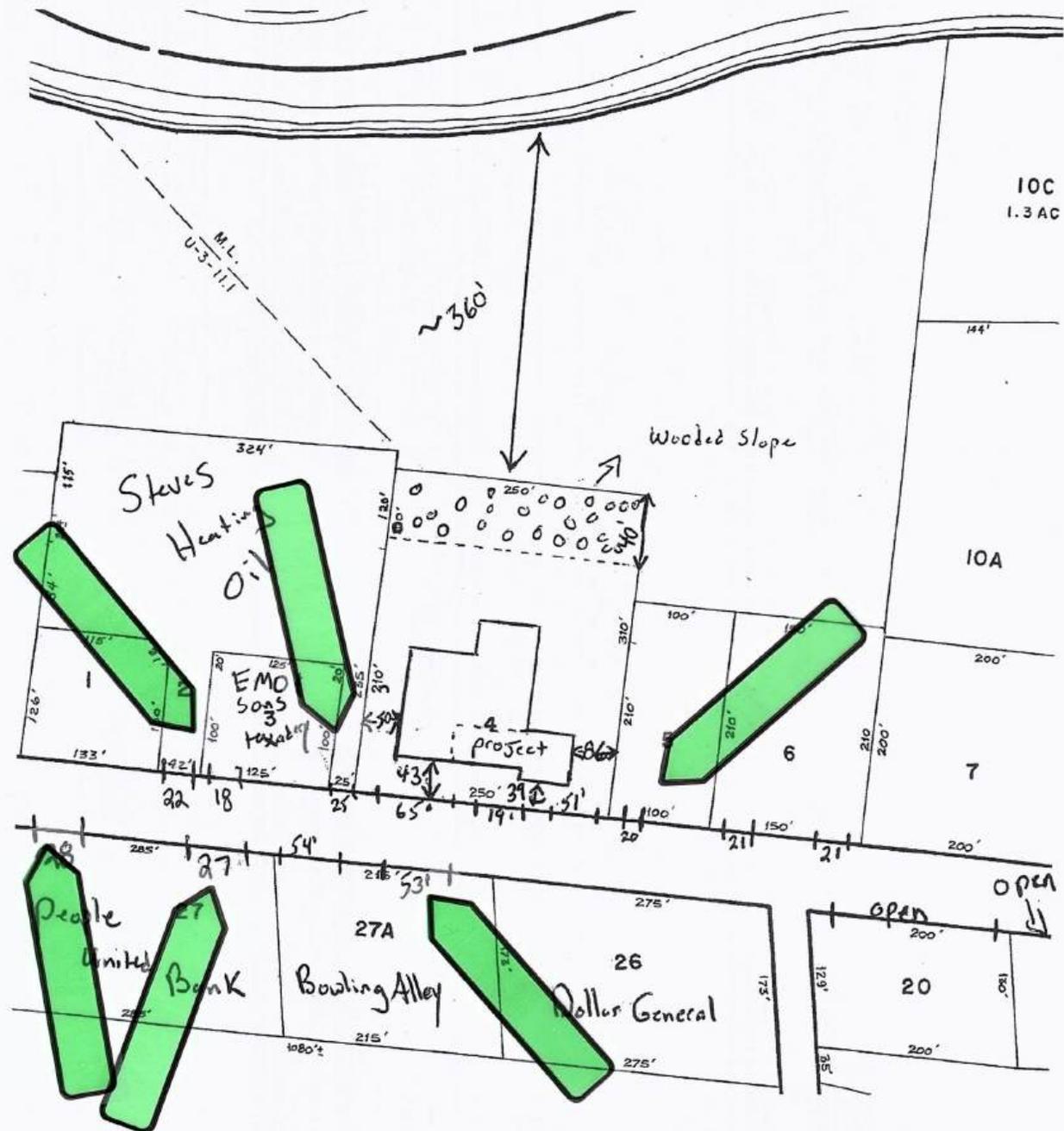


X

312 Federal Rd
Parsonsfield, ME 04047
43.806413, -70.875280

Live traffic

Fast Slow

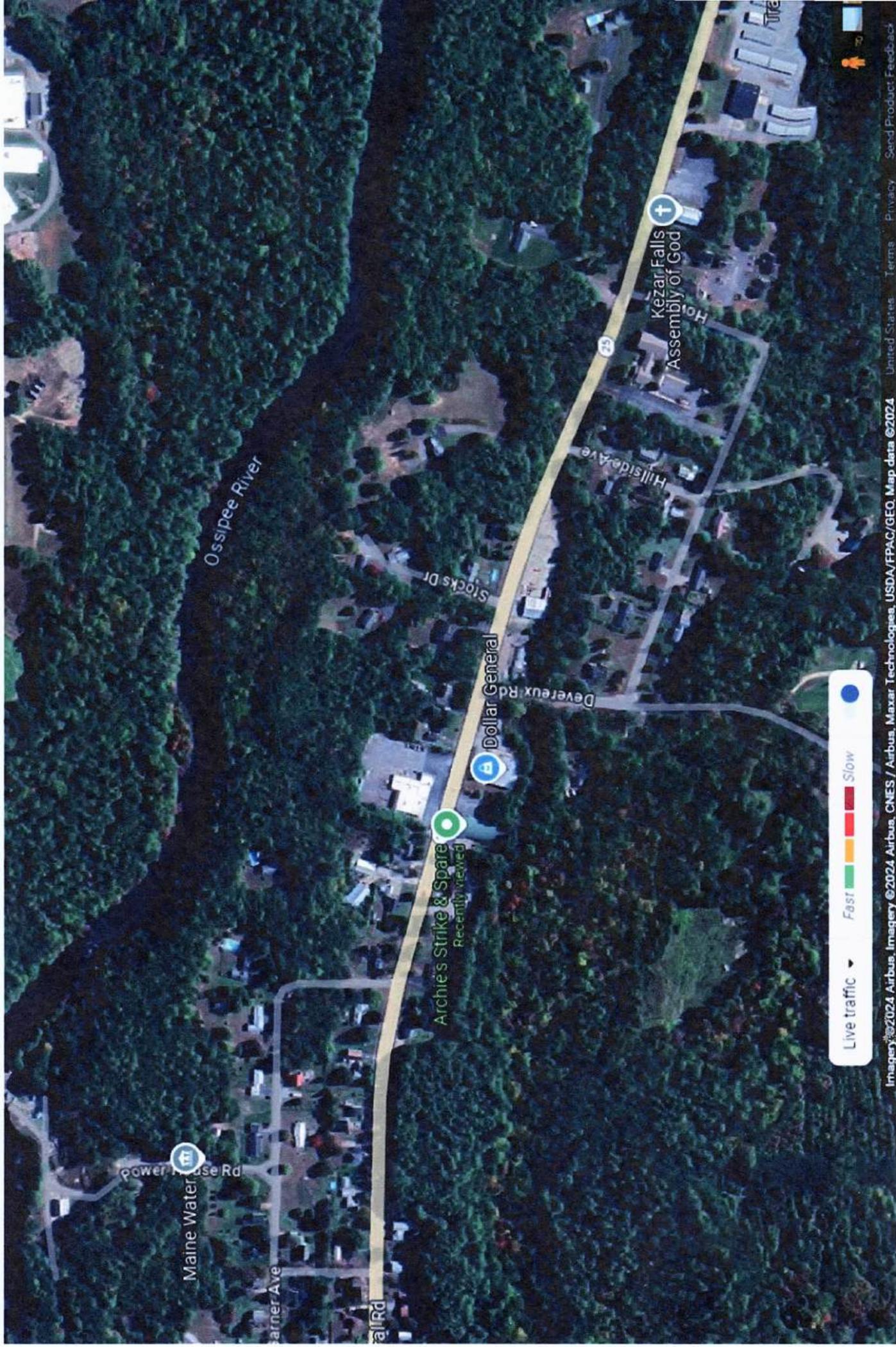


Legend

- ⊙ trees
- > Distances Set Backs
- + Drive Way

Annex L:

1) 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



Ossiipee River

Maine Water House Rd

Barner Ave

Sticks Dr

Archie's Strike & Spare
Recently viewed

Dollar General

Devereux Rd

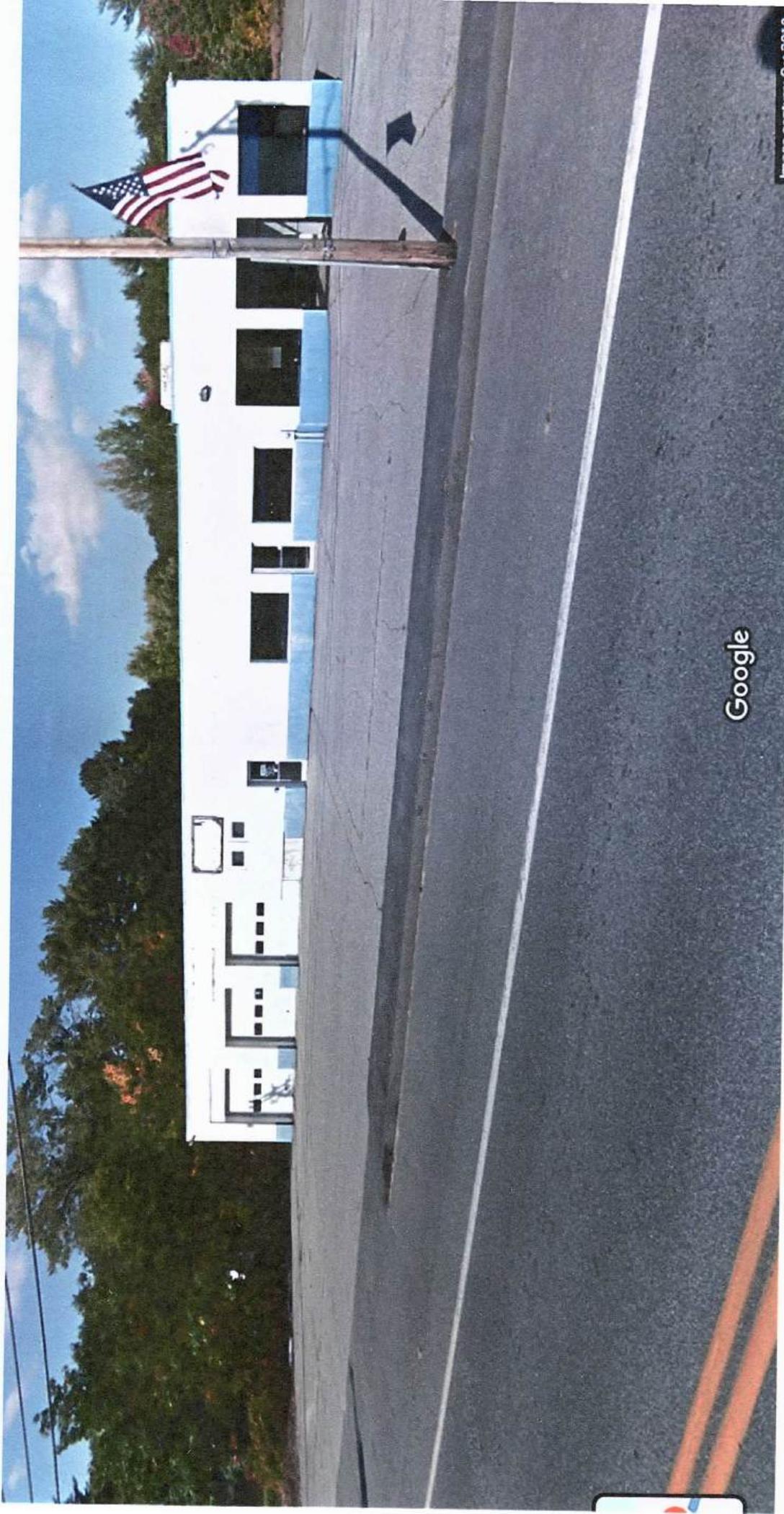
Kezar Falls
Assembly of God

Hillside Ave

Live traffic   Fast  Slow

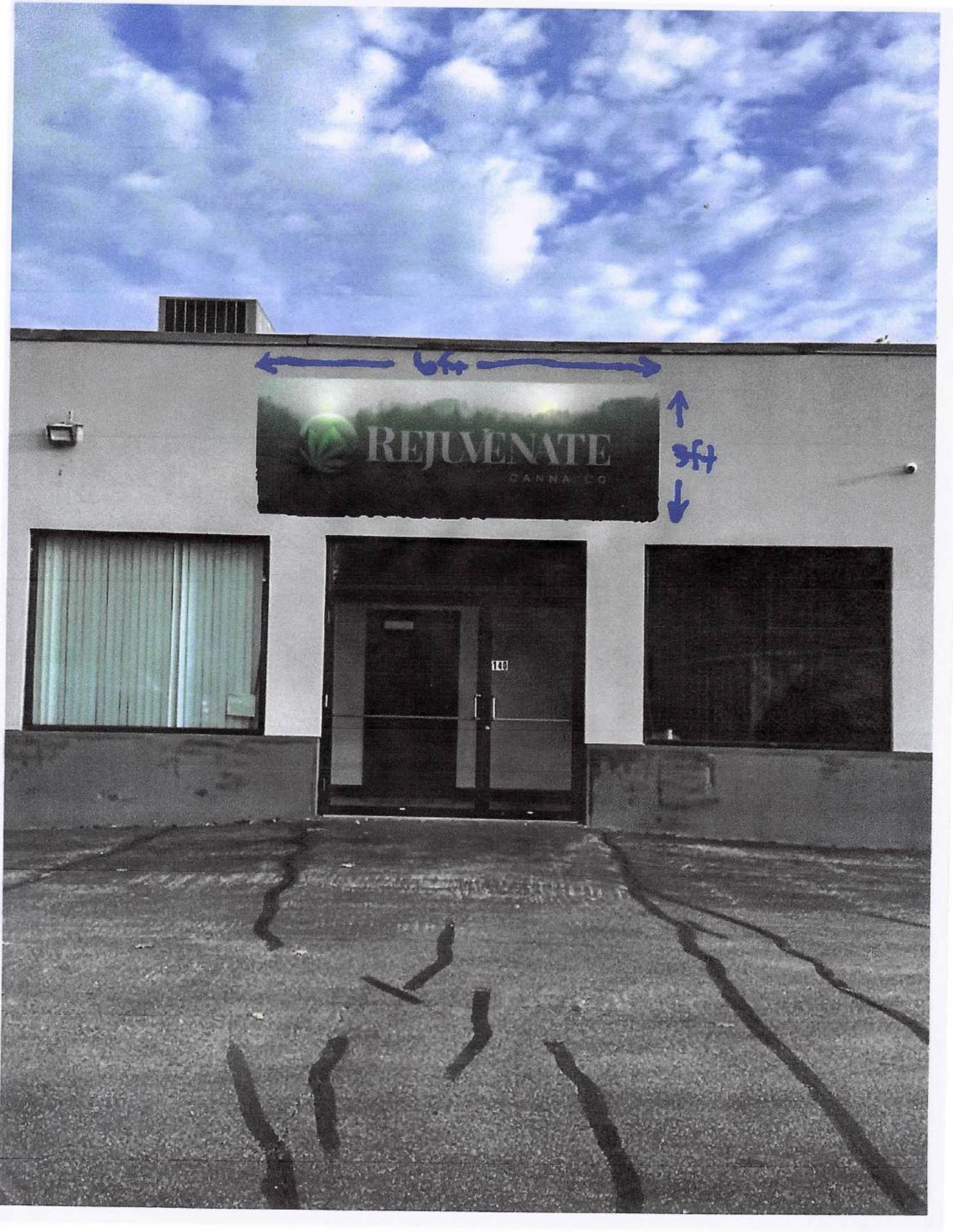
Annex M:

**m) location, front view, and dimensions of existing
and proposed signs**



Google

Image capture: Oct, 2018



← 6ft →

REJUVENATE
CANNA CO

↑
6ft
↓

Annex N:

**n) location and dimensions of any existing easements
and ten (10) copies of existing covenants or deed
restrictions**

NOT APPLICABLE

No easements

Annex O:

o) location of all building setbacks, yards and buffers, required by this or other Town Ordinances

No Proposed
Change or
Development
Activity

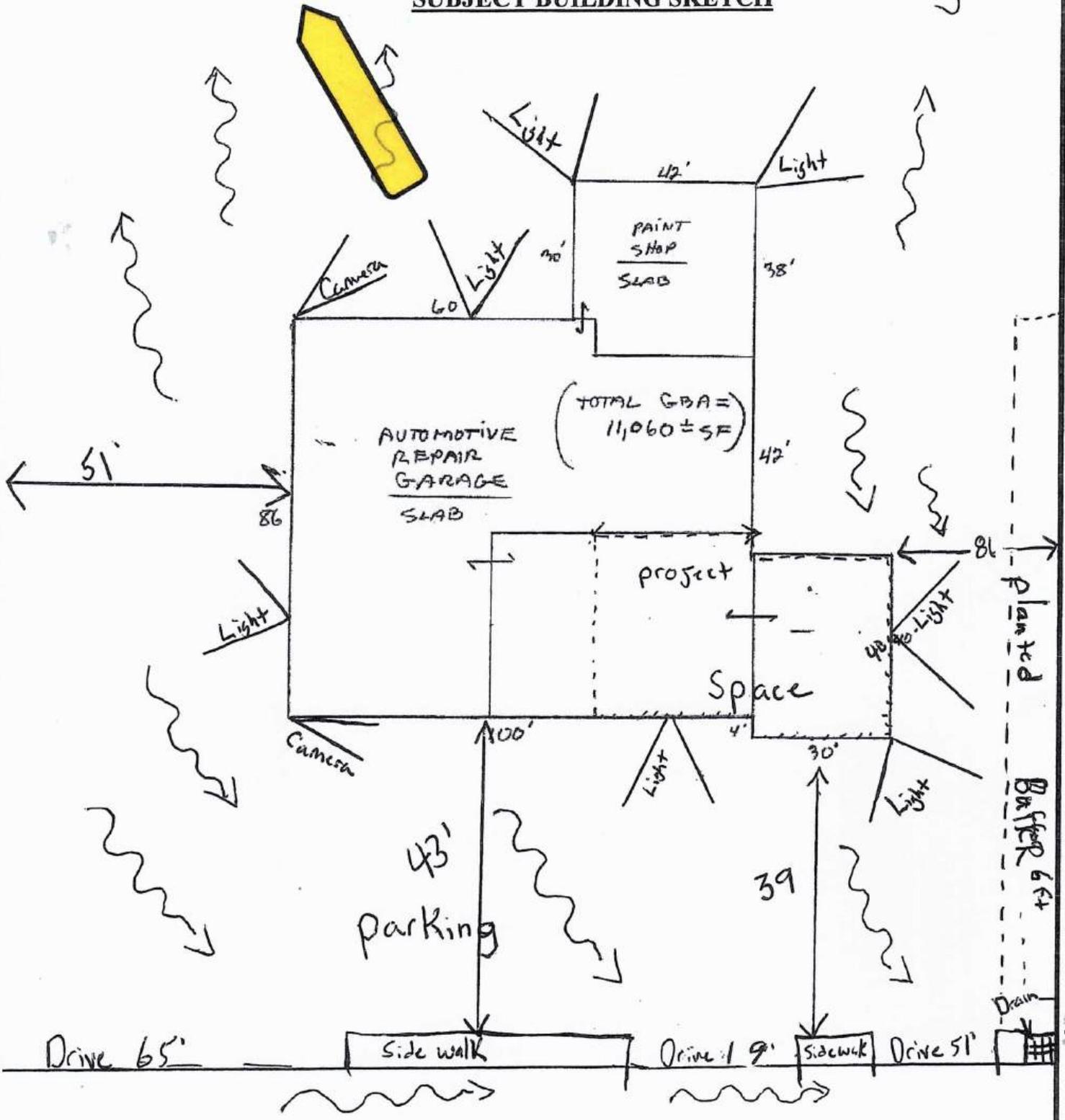
Annex P:

**p) location, dimensions and ground floor elevations
Above Ground Level (AGL) of all proposed buildings**

Average Hight Above Sea Level 350 ft.

SUBJECT BUILDING SKETCH

Fig E



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No Proposed
Change or
Development
Activity

Annex Q:

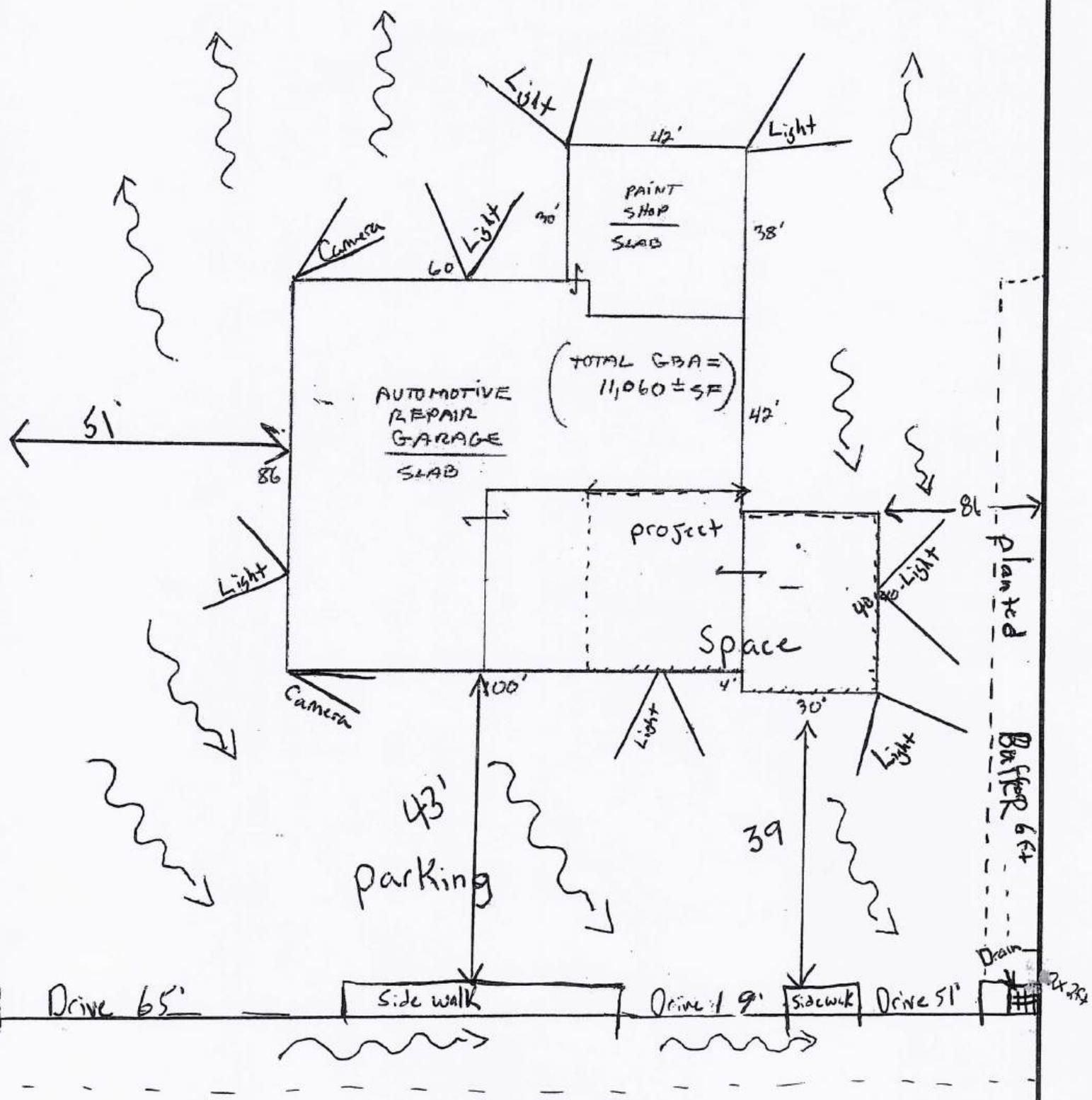
**q) location and dimensions of proposed driveways,
parking and loading areas, and walkways**

~~~~~> = Water Flow

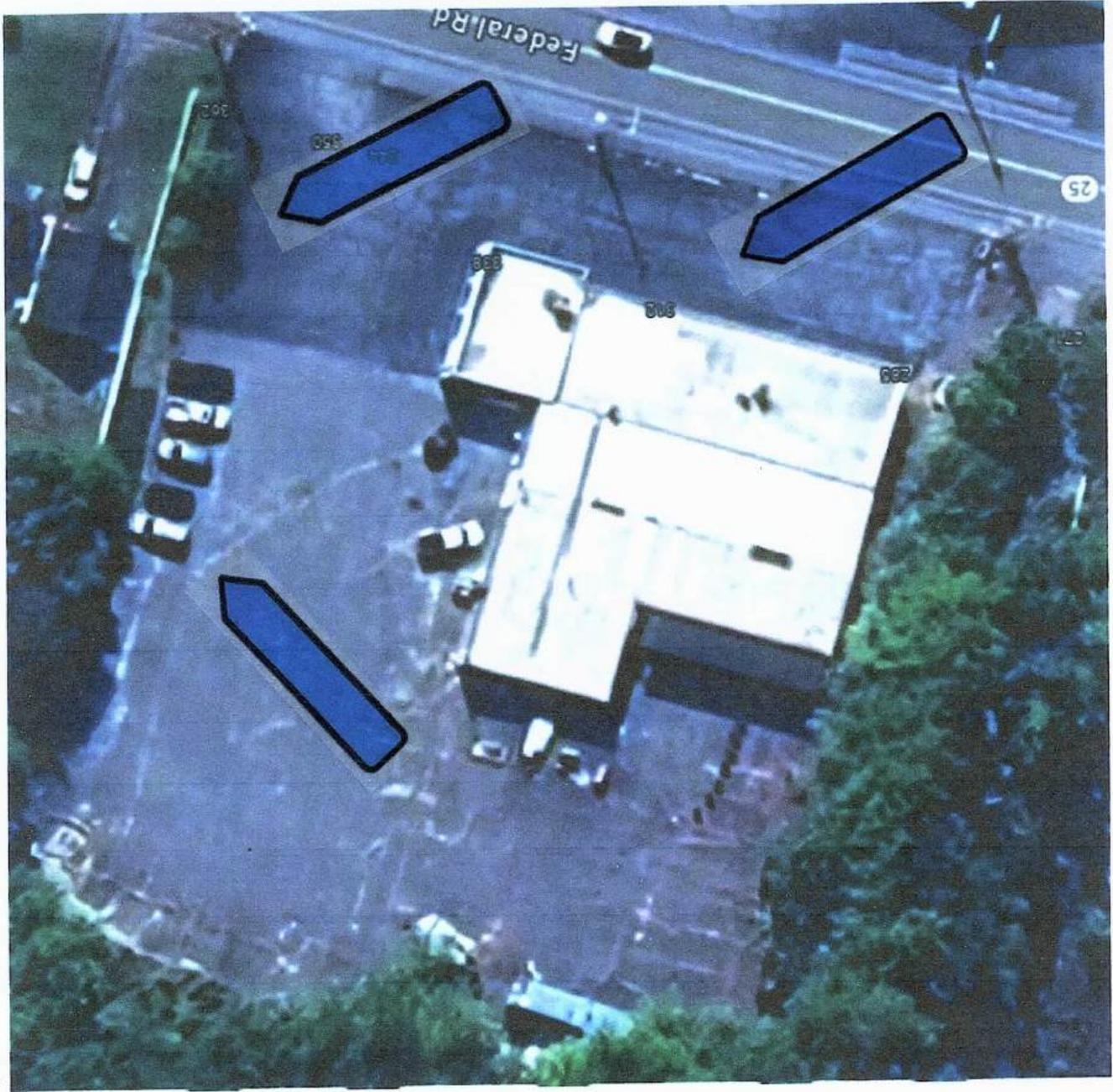
Average Hight Above Sea Level 360 ft.

**SUBJECT BUILDING SKETCH**

Fig E



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**No Proposed**  
**Change or**  
**Development**  
**Activity**

10/24/2024

Attn: Parsonsfield Planning Board  
Town of Parsonsfield  
634 N Rd, Parsonsfield, ME 04047  
(207) 625-4558

MEMORANDUM FOR THE RECORD

SUBJECT: Parking.

REFERENCE: Town of Parsonfield Land Use and Development Ordinance / Site Plan map.

1. This Memorandum serves in notice for applicable parking on U02-004; I own all deeds, titles, and interests of said property.
2. Previously, U02-004 was a Car Dealership that held dozens of vehicles in accordance with (IAW) the guidelines set forth on under "3. Parking Lot Design Criteria" Found on page 25 of the Land Use and Development Ordinance.
3. Once approved as a Adult Use Cannabis "Retail space" (p27) the minimum parking required is 1 space for every 150 square feet of sales area.
  - a. The anticipated retail space is approximately 35' x 40', which equals a total square footage of 1,400 square feet - which would require a minimum of 10 spaces.
  - b. U02-004 has the capacity to far exceed that minimum requirement.
4. If you have any questions, comments, or concerns please reach the undersigned @ (207) 432-6405

Respectfully,



Trevor Sanborn  
48 Harvest Hollow  
Cornish, ME 04020

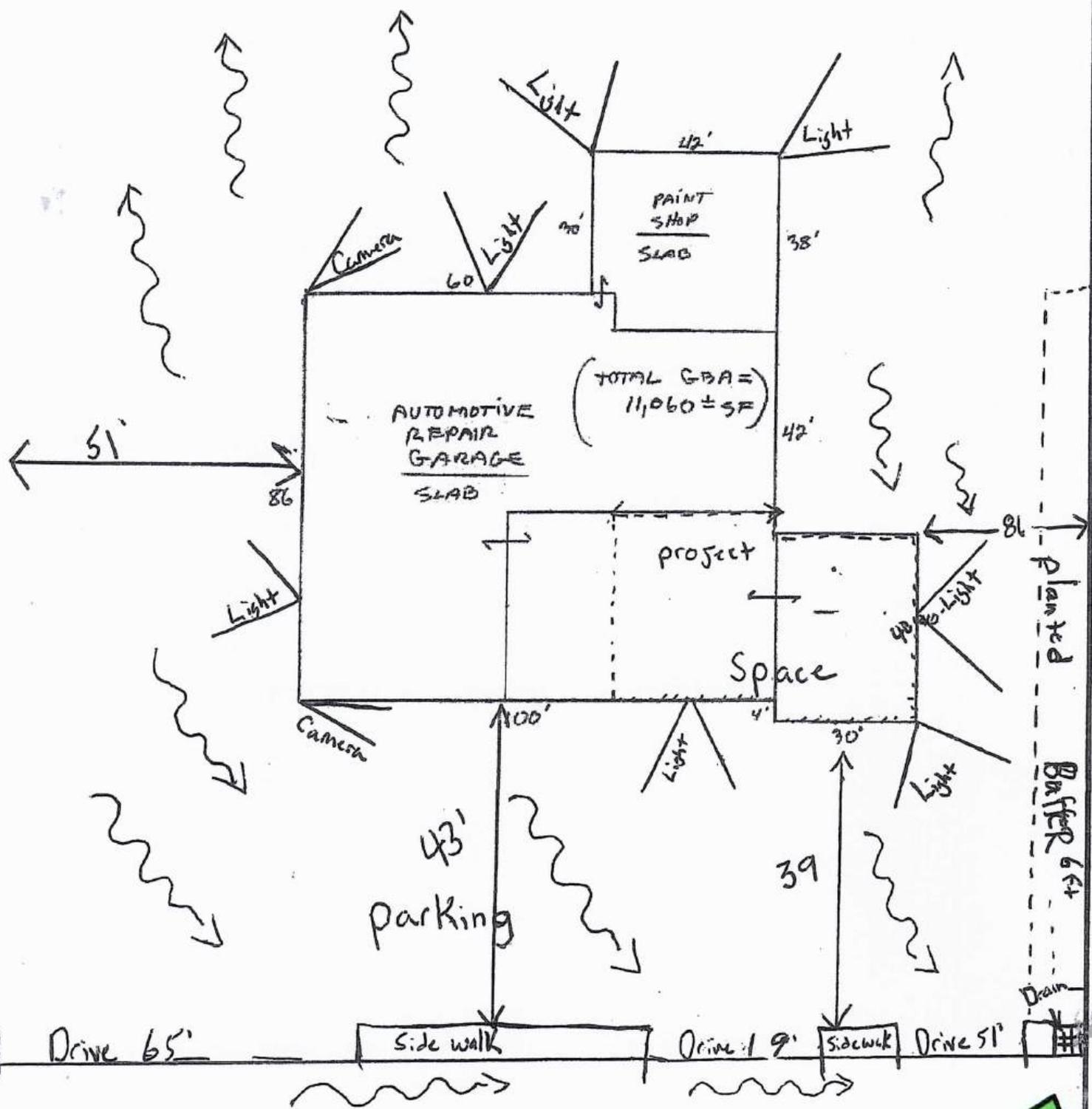
## **Annex R:**

**r) location and dimensions of all provisions for water supply and wastewater disposal**

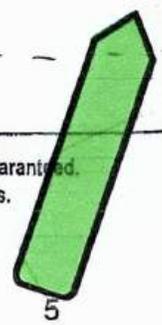
Average Hight Above Sea Level 360 ft.

SUBJECT BUILDING SKETCH

Fig E



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**No Proposed**  
**Change or**  
**Development**  
**Activity**

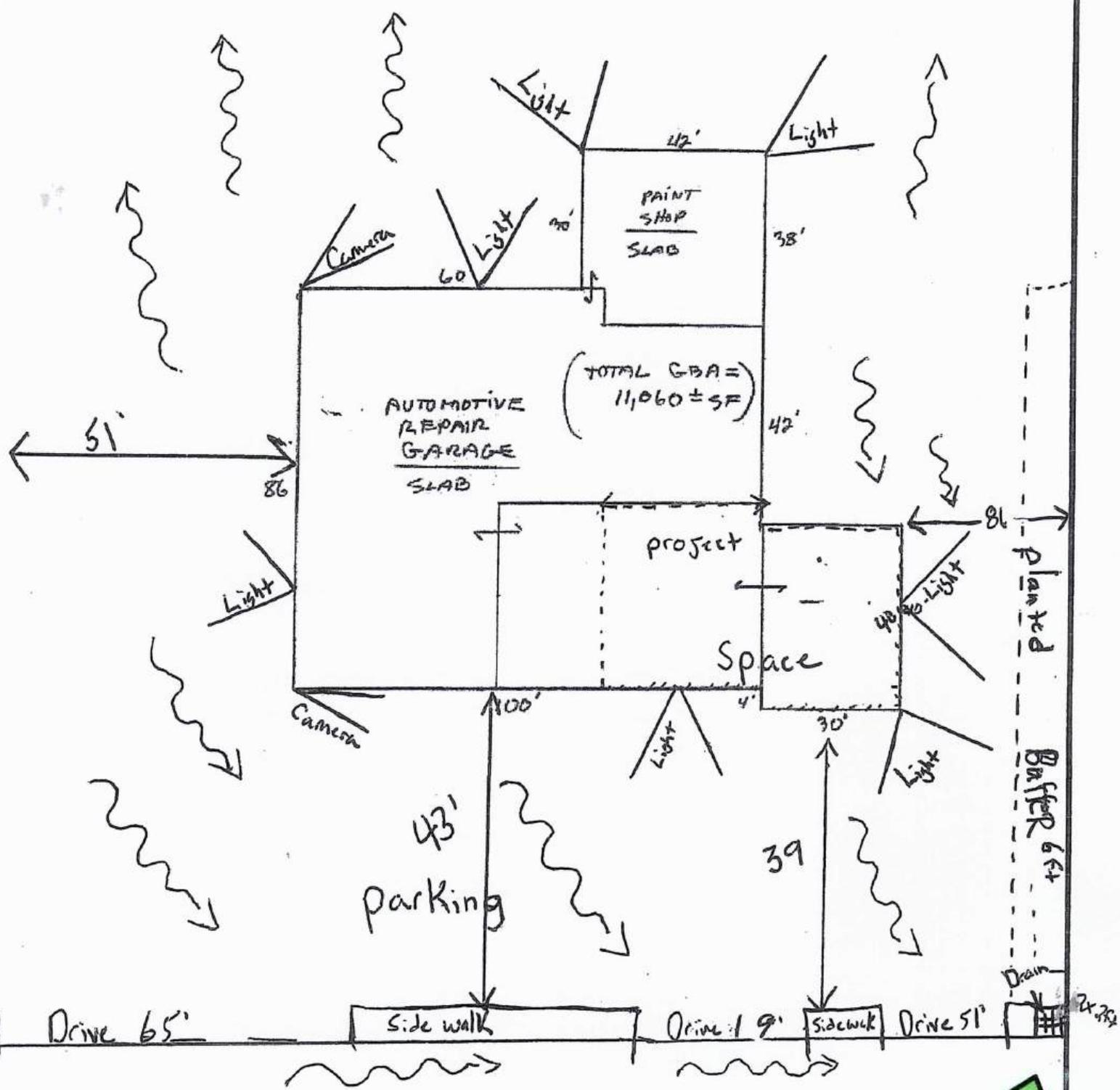
## **Annex S:**

**s) direction and route of proposed surface water drainage**

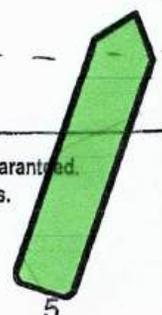
Average Hight Above Sea Level 360 ft.

SUBJECT BUILDING SKETCH

Fig E



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**No Proposed**  
**Change or**  
**Development**  
**Activity**

## **Annex T:**

**t) location, front view, and dimensions of proposed signs**



6ft

REJUVENATE  
CANNA CO

9ft

140

## **Annex U:**

### **u) location and type of exterior lighting**



**WALL PACK: LED, 150W  
HPS/MH, Photocell, 120 to  
277 V AC, Type IV, 4,010 lm,  
29 W Fixture Watt**

Item **787ME6**

Mfr. Model **WCF29U-CSBPC**

Compare

**Product Details** [Catalog Page 481](#)

Brand **MAXLITE**

Lumens **4,010 lm**

Fixture Wattage **29 W**

Voltage **120 to 277 V AC**

Light Distribution Shape **Type IV**

LED Replacement For **150W HPS/MH**

Fixture Sensor Type **Photocell**

Light Technology **LED**

Color Rendering Index **80**

Height **7-1/2 in**

Width **9-1/4 in**

Depth **14-19/32 in**

Lamp Watts **28 W**

Rated Life **50,000 hr**

Fixture Housing Color **Bronze**

Fixture Housing Material **Die-Cast Aluminum**

Fixture Lens Material **Borosilicate**

Includes **Photocell Standard With On/Off Switch**

IP Rating **65**



Lumens per Watt **136.7 lm/W**

Max. Operating Temp. **122 °F**

Min. Operating Temp. **-40°F**

Recommended Mounting Height **12 to 15 ft**

Special Features **0-10V Dimming Driver Standard; CCT Selectable**

Standards **cULus Listed; DLC 5.1 Premium; FCC**

Suggested Photocell Item No. **Integral**

Warranty **1 yr**

Fixture Temp. Range **-40C - 40C**

Housing Material **Die Cast Aluminum**

Lens Material **Borosilicate Glass**

Description/Special Features **CCT Selectable**

Fixture Height **8-5/16 in**

Housing Finish **Bronze**

Color Temperature **3000K; 4000K; 5000K**

UNSPSC **39111503**

Country of Origin **Varies (subject to change)**

#### Product Description

LED full-size wall packs project a bright, clean light and reach full brightness instantly. They use LED lamps, which last longer and use significantly less energy than wall packs with other lamp types, such as high-pressure sodium or compact fluorescent. They also produce very little heat and can withstand temperature changes and humidity. These wall-mounted outdoor lighting fixtures are commonly used to replace traditional lighting wall packs on commercial and industrial buildings.

 **Product Is  
Temporarily  
Unavailable for  
Purchase**

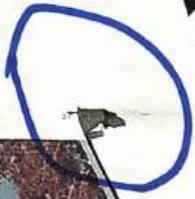
Web Price   
**\$146.94** / each

Ship  Pickup

Ship to **04029** | [Change](#)

[Add to List](#)

Lights





## **Annex V:**

### **v) proposed landscaping and buffering**

# NOT APPLICABLE

No proposed landscaping or modifications to buffer.

## **Annex W:**

**w) demonstration of any applicable State applications, or permits which have been or may be issued**

**Fwd: 140 Federal Road - Building appears outside of the Saco River Corridor**

1 message

trevor sanborn <rejuvenatecannaco@yahoo.com>  
To: JP Espinosa <justin.p.espinosa@gmail.com>

Sent from my iPhone

Begin forwarded message:

**From:** [cheri@srcc-maine.org](mailto:cheri@srcc-maine.org)  
**Date:** October 9, 2024 at 2:12:39 PM EDT  
**To:** [rejuvenatecannaco@yahoo.com](mailto:rejuvenatecannaco@yahoo.com)  
**Cc:** [srcc@srcc-maine.org](mailto:srcc@srcc-maine.org)  
**Subject:** 140 Federal Road - Building appears outside of the Saco River Corridor

Hello Trevor,

Thank you for dropping by the office to ask about the need for SRCC permitting at 140 Federal Road. We were able to check our electronic version of the Saco River Corridor map and the building's closest point to the normal high water line of the river is approximately 505 feet (see attached screenshot from our mapping tool). Since the Commission's jurisdiction in this area, approximately represented by the yellow shading on the attached map, the entire building appears to be out of the Corridor and would not need a permit for construction. The map also shows that some part of the building is within 500 feet.

The parking area behind the building, which does extend into the Corridor, appears to have been constructed prior to 1974 according to available aerial photos, and its existing use may be maintained and improved, but may not be expanded in any way without permit from the Commission. Please also note that any other activity with materials, or new/expanded structures even if they are over the footprint of the existing parking lot) will likely require a permit from the Commission. We are happy to

If expansions to this building are ever proposed that would cross over the 500-foot setback line, please note that commercial activities are prohibited within the Limited Use Zone. If there is ever a question of what is possible to permit, or whether an activity requires a permit from the Commission, please contact our office at 207-625-8123 or [srcc@srcc-maine.org](mailto:srcc@srcc-maine.org) - we are generally open M-Th 9am-5pm, with Friday hours by chance or appointment.

Thank you,

Cheri Dunning

*Cheri Dunning, Executive Director**Saco River Corridor Commission*

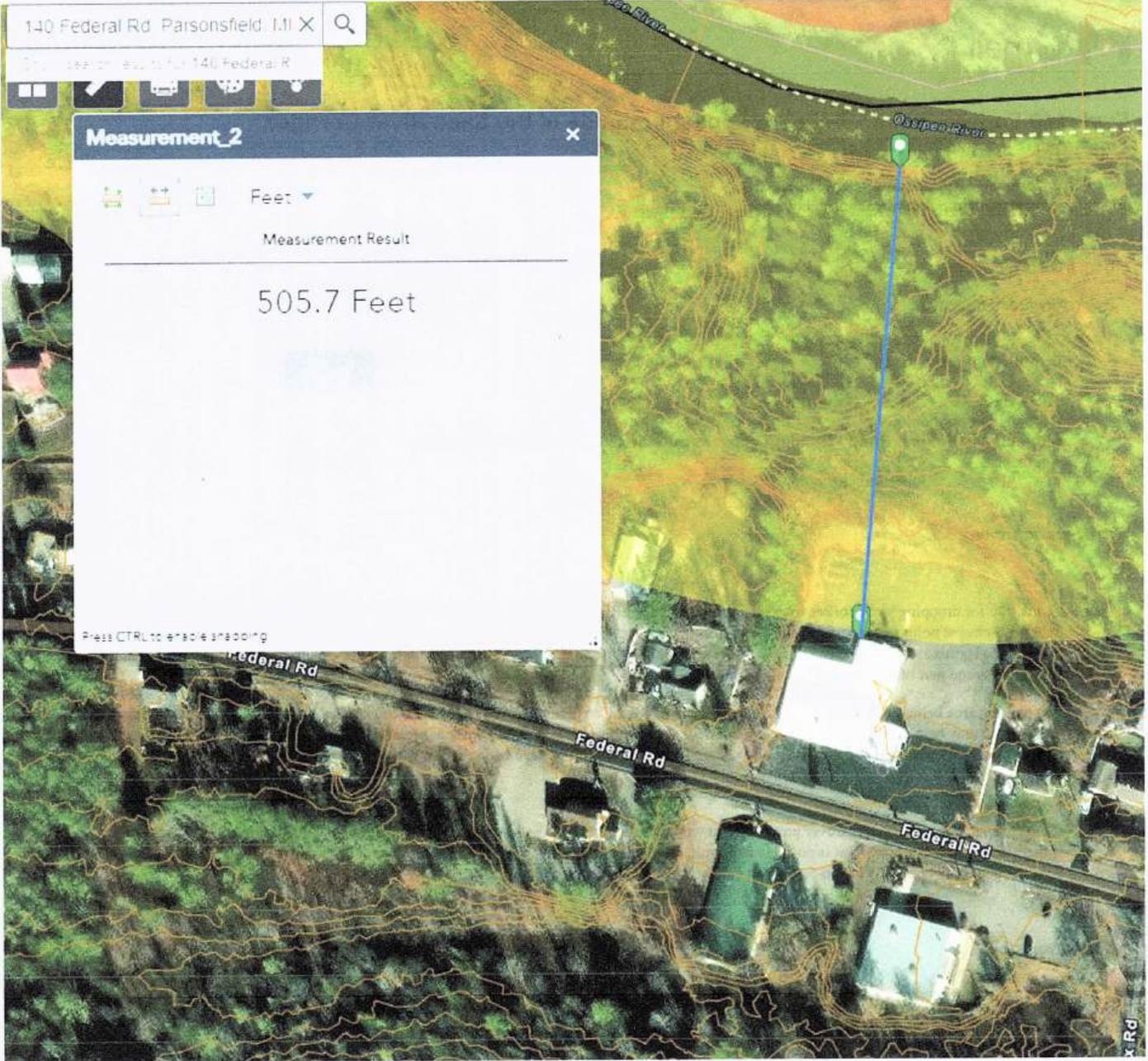
207-625-8123

[cheri@srcc-maine.org](mailto:cheri@srcc-maine.org)

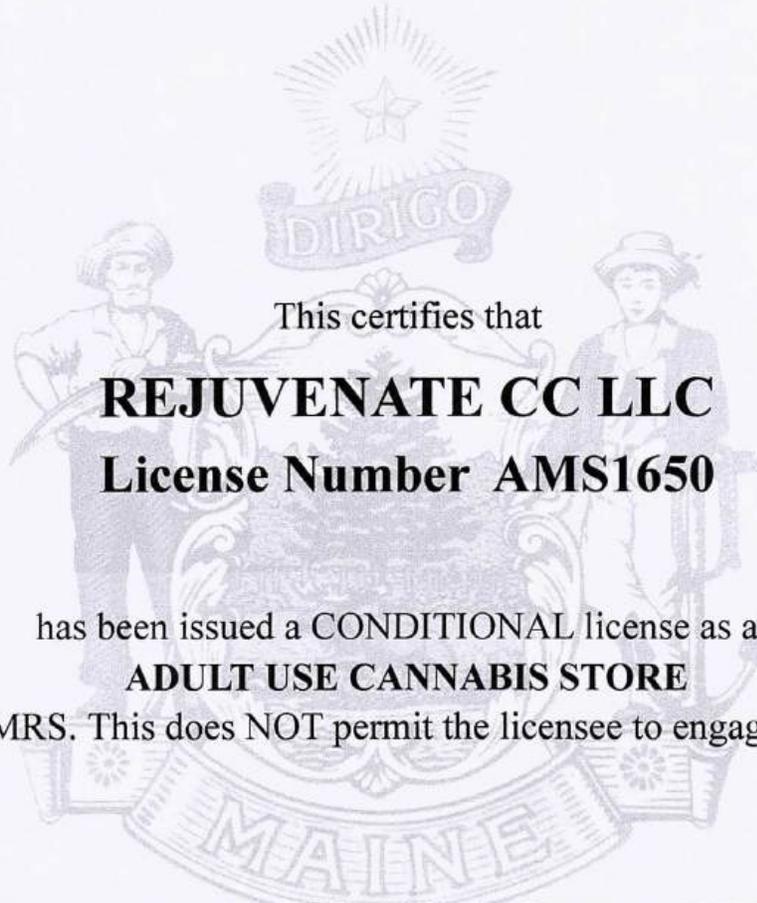
81 Maple St. (office)

P.O. Box 283 (mailing address)

Cornish, ME 04020-0283



DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES  
OFFICE OF CANNABIS POLICY  
MAINE ADULT USE CANNABIS PROGRAM



This certifies that

**REJUVENATE CC LLC**  
**License Number AMS1650**

has been issued a **CONDITIONAL** license as an  
**ADULT USE CANNABIS STORE**  
under 28-B MRS. This does **NOT** permit the licensee to engage in any activity.

**NOTE: THIS IS NOT AN ACTIVE LICENSE**

Issued on:  
September 06, 2024

Expires on:  
September 05, 2025

Elisa C Ellis, Director of Licensing  
OFFICE OF CANNABIS POLICY  
MAINE ADULT USE CANNABIS  
PROGRAM

To make a complaint about this licensed Adult Use Cannabis Establishment:  
Email: [Licensing.OCP@maine.gov](mailto:Licensing.OCP@maine.gov)

The Conditional License for AMS1650 has been issued based on the following organizational structure:

**Principals:**

TREVOR LAURENT SANBORN, SOLEPROP

**Owners:**

100.00% - TREVOR SANBORN

**NOTICE:** This conditional license was issued based upon the information indicated above and submitted on application forms provided by the conditional licensee. The conditional licensee acknowledged and affirmed that the foregoing information was truthful and complete in the presence of a notary. Any changes to the information indicated above must be timely reported to the Office of Cannabis Policy and may affect the conditional licensee's licensure status. A conditional licensee will be required, at a minimum, to obtain a new local authorization based upon any changes to the entity ownership structure listed above.

## **Annex X:**

**x) schedule of construction, including anticipated beginning and completion dates**

## Annex X:

Seeking immediate:

1. Planning Board Approval of change of use to - Medical Cannabis Caregiver Facility.
2. Planning Board Approval of change of use to - Adult-Use Cannabis Store.
3. Planning Board Approval of change of use to - Medical Cannabis Manufacturing Facility
4. Planning Board Approval of change of use to – Adult Use Cannabis Cultivation TIER II

Applicant will then provide the APPROVED Planning Board Site Plan “Change of Use” application to the Parsonsfield Selectboard along with “Adult-Use and Medical Cannabis Business Application”, State of Maine Conditional Adult-Use Recreational Cannabis License, and License fees for approval - In Accordance With (IAW) the Town of Parsonfield Cannabis Facility Licensing Ordinance Section 5.

Upon the Final Licensing of a Cannabis Facility License from the Town of Parsonsfield:

~3 Weeks from approval, Exterior Painting, Signage.

The first month will be devoted to any necessary renovations of the (weather permitting) outside of the building, while securing building supplies and contractors for the next phase of interior renovation.

~6 Weeks, Interior Renovation retail space; counters, shelving, flooring, paint, lighting, etc.

The second month will concentrate on the completing the interior of the building and completing the retail space. We will completely transform the interior of the building, providing a clean and welcoming atmosphere where our clients will be provided top notch local products by local people.

+4 Weeks, After completion of the retail space we will apply to the CEO for permitting in order to divide build out a “manufacturing space” for the processing of some cannabis products (i.e. “stuffing pre-rolls” which is considered a “manufacturing” activity).

As appropriate, and under the supervision and guidance of the State of Maine, licensing and authority, we will convert our Medical Cultivation operations to Adult Use Cultivation TIER II.

## **Annex Y:**

**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"**

