

**TOWN OF PARSONSFIELD Planning Board**

634 North Rd, Parsonsfield, Maine 04047

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

**Site Plan Review Application**

Fees Paid: \$25.00 Application Fee and \$150.00 Escrow Fee

Date CEO Reviewed & Accepted: SW 5/2/2023

Date Received and Paid for at Clerk's Office: 5/2/23 RML

Date Received by Planning Board Administrative Assistant: 5/3/2023

Planning Board Administrative Assistant Signature: Denia Lyle

**Submission of Application:** For the purpose of classification and initial discussion, project applicants, prior to submitting applicable Preliminary or Final Plan applications, shall submit Site Plan information to the CEO. An application for Site Plan Review will consist of eleven (11) sets of site plan maps (two full-size set and nine 11" x 17" sets) which include scale, north arrow, legend, abutters, and title block, and shall show existing and proposed lots or property lines, existing and proposed structures, roads, driveways, easements and/or rights of way and all other information as detailed in the Town of Parsonsfield Land Use and Development Ordinance, Article III: Site Plan Review. Applicant must also submit a list of all abutters, including those across a public or private right of way or across a town line. Approval of a Site Plan shall not constitute approval of a project and is merely authorization for the applicant to file a preliminary or final plan application.

**Applicant(s): Name & Mailing Address**  
(If different from Owner)

**Property Owner(s): Name & Mailing Address**

KEZAR COMMONS, LLC  
MARK MOUNCE  
SCOTT MOUNCE  
P.O. Box 713  
PARSONSFIELD, ME 04047

SAME  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: 480-747-7748

Telephone: \_\_\_\_\_

Applicant's Signature: Mark Mounce

**Property Owner's Authorization** (fill out only if applicant other than owner). The undersigned property owner hereby certifies that the information submitted in this application regarding the property is true, accurate, and complete and that the Applicant has full authority to request approval for this proposal.

Property Owner's Signature: Mark Mounce

Site Location/Address 18 FEDERAL RD, PARSONSFIELD, ME 04047

Tax Map# U04 Lot# 003

Zoning District: VILLAGE GENERAL DEVELOPMENT SLC

Acreage of subject parcel: .3

APPLICATION FOR SITE PLAN REVIEW  
PARSONSFIELD PLANNING BOARD

KEZAR COMMONS, LLC P.O. BOX 713 480-747-7748  
MARK MOUNCE PARSONSFIELD, ME 04047 207-747-7527  
SCOTT MOUNCE

Applicant Name Mailing Address Phone  
\*UNDER CONTRACT P.O. BOX 713  
KEZAR COMMONS, LLC PARSONSFIELD, ME 04047 480-747-7748  
Owner Name Mailing Address Phone

MAP/LOT: U04-003 ACREAGE: .3  
14, 16, & 18 FEDERAL ROAD PARSONSFIELD, ME 04047 GENERAL DEVELOPMENT  
Site Address/Location (Map/Lot Number) Lot Size Zone Type (e.g. -R, VR)

Exact Nature of Proposed Use: • INSTALLATION OF SEPTIC SYSTEM ON SUBJECT PROPERTY  
• MIXED USE SUCH AS FOOD & BEVERAGE,  
COMMERCIAL, RETAIL, OFFICE USE AT MAIN/STREET LEVEL

RESIDENTIAL AND/OR SHORT-TERM RENTAL AT UPPER LEVEL  
A FIRE ESCAPE IS ALSO PROPOSED TO SERVE THE UPPER LEVEL.  
Existing Use of Site: CURRENTLY VACANT - PREVIOUSLY MIXED-USE

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
- 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 5-1-2023  
Applicant

For Planning Board Use Only: Date Received \_\_\_\_\_ 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.**

**FIRST AMENDMENT TO CONTRACT FOR THE  
SALE OF COMMERCIAL REAL ESTATE**

THIS FIRST AMENDMENT TO CONTRACT FOR THE SALE OF COMMERCIAL REAL ESTATE (this "Amendment") is made and entered into as of April \_\_\_\_, 2023, by and between **Kezar Commons, LLC** ("Purchaser") and **Alfred Lindquist, Jr., Trustee of the Equity North Realty Trust u/d May 15, 2000** concerning the Contract for the Sale of Commercial Real Estate between the Purchaser and Seller dated April 12, 2023 ("Agreement"), relating to certain property of Seller's located 18 Federal Road, Parsonsfield, Maine, as more particularly described therein. Capitalized terms used herein and not otherwise defined shall have the meanings set forth in the Agreement.

WHEREAS, Seller and Purchaser wish to amend the Agreement as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Purchaser hereby agree as follows:

1. The parties agree to delete Section 6(a) of the Agreement in its entirety and replace it with the following:

a. Intentionally omitted.

2. The parties agree to delete Section 6(b) of the Agreement in its entirety and replace with the following:

b. Seller represents that he has received a fully executed and notarized Deed in Lieu of Foreclosure from the Titled Owner to Seller vesting good title in Seller, that Titled Owner has authorized such deed to be recorded on or after March 31, 2023, and that Seller shall cause such deed to be recorded at Closing before the deed conveying title to Purchaser, pursuant to Section 5.

3. The parties agree to delete Section 11(f) in the Agreement in its entirety and replace it with the following:

f. Purchaser shall reimburse Seller for Seller's legal fees and costs reasonably, actually, and directly incurred by Seller between July 1, 2022 and Closing attributable to Seller's efforts to complete the sale herein, including Seller's efforts to obtain a deed in lieu of foreclosure from Titled Owner but excluding any fees incurred in connection with the Collins litigation (such reimbursement shall in no event exceed \$8,000). Purchaser shall pay such amount to Seller at Closing by cash or check.

4. The Seller and Purchaser hereby ratify and confirm all terms and provisions of the Agreement and agree that, except as amended by this Amendment, all terms and provisions of the Agreement shall remain in full force and effect.

5. This Amendment may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts shall

constitute one and the same instrument. This Amendment may be executed and transmitted between the parties by fax, email attachment (PDF) or DocuSign and signatures appearing on any such faxed, emailed or DocuSign instruments shall be treated as original signatures.

**IN WITNESS WHEREOF**, the Seller and Purchaser have executed this Amendment as of the date set forth above.

**PURCHASER:**

KEZAR COMMONS, LLC

DocuSigned by:  
*Mark Mounce*  
3730013F80C4483...  
By: Mark Mounce, Manager

\_\_\_\_\_  
Witness:

**SELLER:**

DocuSigned by:  
*ALFRED LINDQUIST JR.*  
105000050000402...  
Alfred Lindquist, Jr., Trustee of the Equity  
North Realty Trust u/d May 15, 2000

\_\_\_\_\_  
Witness:

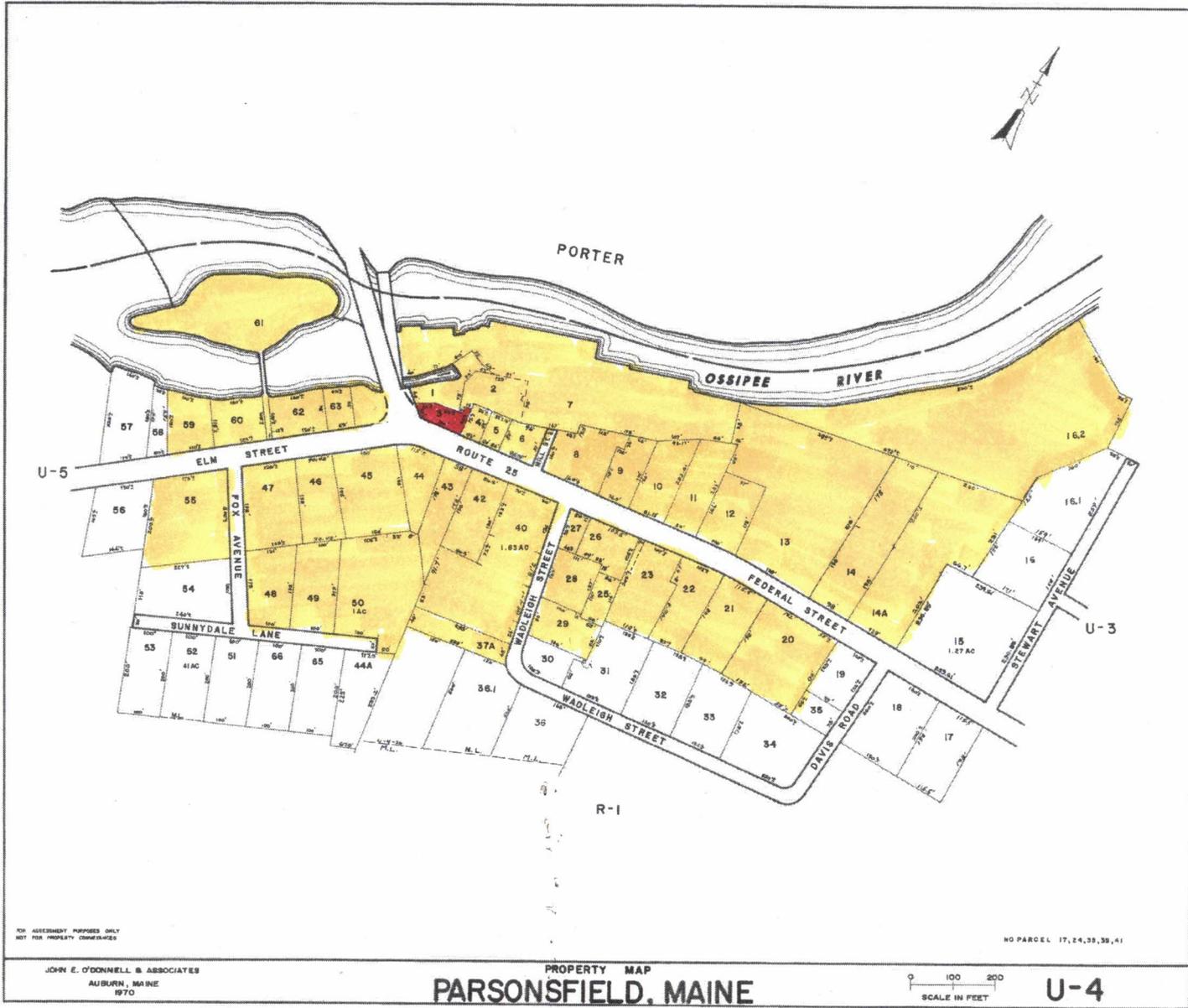
# PARSONSFIELD - 500 FT ABUTTERS LIST

SUBJECT PROPERTY: 18 FEDERAL RD, PARSONSFIELD, ME 04047

Parsonsfeld by Property

FIRST NAME	LAST NAME	Owner Address	Owner City	Owner State	Owner Zip	Parcel Number	Property Address
EAGLE CREEK	RENEWABLE ENERGY	PO BOX 167	NESHKORO	WI	54960	U04-001	10 FEDERAL RD
TOWN OF	PARSONSFIELD	634 NORTH ROAD	PARSONSFIELD	ME	04047	U04-002	FEDERAL RD
THE STANLEY	BUILDING, LLC	PO BOX 131	PARSONSFIELD	ME	04047	U04-003	18 FEDERAL RD
DAVID L	GILPATRIC	296 A SPEC POND RD	PORTER	ME	04068-3447	U04-004	20 FEDERAL RD
RICHARD Z	JIANG	51 DEWAYNES WAY	GORHAM	ME	04038	U04-005	24 FEDERAL RD
RICHARD Z	JIANG	51 DEWAYNES WAY	GORHAM	ME	04038	U04-006	28 FEDERAL RD
32 OSSISPEE	TRAIL LLC	PO BOX 189	BRIDGTON	ME	04009	U04-008	32 FEDERAL RD
APRIL L & MICHAEL S	MASON	PO BOX 134	PARSONSFIELD	ME	04047	U04-009	34 FEDERAL RD
DAVID W	WRIGHT	PO BOX 33	PARSONSFIELD	ME	04047	U04-010	36 FEDERAL RD
OSSIPEE	LANDING LLC	PO BOX 713	PARSONSFIELD	ME	04047	U04-011	40 FEDERAL RD
BENAY C	VANIA	PO BOX 321	PARSONSFIELD	ME	04047	U04-012	42 FEDERAL RD
TERESA	SETTELL	PO BOX 201	PARSONSFIELD	ME	04047	U04-013	48 FEDERAL RD
MICHAEL G & JAMIE L	PIRINI	PO BOX 51	PARSONSFIELD	ME	04047	U04-014	54 FEDERAL RD
DAVID C & RESSA A	DESJARDINS	56 FEDERAL RD	PARSONSFIELD	ME	04047	U04-014-A	56 FEDERAL RD
VICTOR	NEWBURY LIMITED	414 JAMAICA WAY	JAMAICA PLAIN	MA	02130	U04-015	62 FEDERAL RD
ANDREW	SHAW	PO BOX 87	PARSONSFIELD	ME	04047	U04-016	14 STEWART ST
ELLEN M SHAW &	MARK D WHITE	85 MAIN STREET	CORNISH	ME	04020	U04-016-001	20 STEWART ST
DENNIS E	GARDNER	26 STEWART ST	PARSONSFIELD	ME	04047	U04-016-002	26 STEWART ST
JOHN D	WING	PO BOX 691	PARSONSFIELD	ME	04047	U04-017	69 FEDERAL RD
RANDY S & MARY	THERIAULT	61 FEDERAL RD	PARSONSFIELD	ME	04047	U04-018	61 FEDERAL RD
MAJORIE E & ZACHARY P	GROSS	166 HAMPSHIRE ST	HIRAM	ME	04041	U04-019	57 FEDERAL RD
NATHAN P MILLS &	DENNIS O DOBSON	51 FEDERAL RD	PARSONSFIELD	ME	04047	U04-020	51 FEDERAL RD
HARRIET B & SUSAN	PACKARD	PO BOX 130	PARSONSFIELD	ME	04047	U04-021	47 FEDERAL RD
ROBERT J	BERGERON	41 FEDERAL RD	PARSONSFIELD	ME	04047	U04-022	41 FEDERAL RD
FRANCIS E	MCMURROUGH	118 OAK LANE UNIT 2	BROCKTON	MA	02301	U04-023	35 FEDERAL RD
LESLIE & BOB	CROTEAU	634 NORTH ROAD	PARSONSFIELD	ME	04047	U04-025	FEDERAL RD
LESLIE M & ROBERT S	CROTEAU	126 FIRST COUNTY RD	PORTER	ME	04068	U04-026	31 FEDERAL RD
KEZAR FALLS LIBRARY	C/O FAITH LOGAN	PO BOX 11	PARSONSFIELD	ME	04047	U04-027	2 WADLEIGH ST
CHRISTINA C	ROUSH	1018 SOUTH ST	DAYTON	ME	04005	U04-028	8 WADLEIGH ST
HAROLD K & HEATHER L	JORDAN	10 WADLEIGH ST	PARSONSFIELD	ME	04047	U04-029	12 WADLEIGH ST
ROSE MARIE	LIBBY	16 WADLEIGH ST	PARSONSFIELD	ME	04047	U04-030	16 WADLEIGH ST
JENNIFER MARTEL & GERALD	PETTIT	24 WADLEIGH ST	PARSONSFIELD	ME	04047	U04-031	24 WADLEIGH ST
SHAWN & SAVANNAH	MILLER	32 WADLEIGH ST	PARSONSFIELD	ME	04047	U04-032	32 WADLEIGH ST
MATTHEW BUZIKOWSKI &	TRACY CORRO	36 WADLEIGH ST	PARSONSFIELD	ME	04047	U04-033	36 WADLEIGH ST
ELLEN	KENNEDY	46 WADLEIGH ST	PARSONSFIELD	ME	04047	U04-034	46 WADLEIGH ST
PAMELA	CROSS	54 WADLEIGH ST	PARSONSFIELD	ME	04047	U04-035	54 WADLEIGH ST
CHARLES F & PAMELA J	GEYER	31 FIRST COUNTY RD	PORTER	ME	04047	U04-036	WADLEIGH ST
LOGAN R	HANSEN	17 WADLEIGH ST	PARSONSFIELD	ME	04047	U04-036-001	17 WADLEIGH ST
AUSASHIA	DAY	15 WADLEIGH ST	PARSONSFIELD	ME	04047	U04-037-A	15 WADLEIGH ST
VILLAGE	VARIETY, LLC	PO BOX 601	PARSONSFIELD	ME	04047	U04-038	13 WADLEIGH ST
VILLAGE	VARIETY, LLC	PO BOX 601	PARSONSFIELD	ME	04047	U04-040	27 FEDERAL RD
VILLAGE	VARIETY, LLC	PO BOX 601	PARSONSFIELD	ME	04047	U04-041	25 FEDERAL RD
PETER	CORMIER	PO BOX 326	PARSONSFIELD	ME	04047	U04-042	23 FEDERAL RD
TOWN OF	PARSONSFIELD	634 NORTH ROAD	PARSONSFIELD	ME	04047	U04-043	PARKING LOT FEDERAL RD
MCKENNEY TRUST 1/3	C/O JOANNE C & WALKER	PO BOX 223	PARSONSFIELD	ME	04047	U04-044	15 FEDERAL RD
BELL ATLANTIC CORP	NEW ENGLAND TELEPHONI	770 ELM ST	MANCHESTER	NH	03101	U04-044-001	17 FEDERAL RD
PATRICIA A & CHRISTOPHER	LOMBARD	20 FOX AVE	PARSONSFIELD	ME	04047	U04-044-A	SUNNYDALE LN
MATHIAS J FLORENZ &	ELIZABETH DAVIS	6 ELM ST	PARSONSFIELD	ME	04047	U04-045	6 ELM ST
GARRY L & MARGE M	DOOLEY	10 ELM ST	PARSONSFIELD	ME	04047	U04-046	10 ELM ST
RICHARD L PATNAUDE &	RACHEL TRAFICAN	14 ELM ST	PARSONSFIELD	ME	04047	U04-047	14 ELM ST
ROBERT D & JILL H	DEHMER	2 SUNNYDALE LN	PARSONSFIELD	ME	04047	U04-048	2 SUNNYDALE LN
AMANDA R HYNES &	JAMES P MADGEY JR	4 SUNNYDALE LN	PARSONSFIELD	ME	04047	U04-049	4 SUNNYDALE LN
DAVID J & NANCY J	CAMPBELL	206 NEW SETTLEMENT RE	HIRAM	ME	04041	U04-050	8 SUNNYDALE LN
DANIEL	CONTRENI	16 FOX AVE	PARSONSFIELD	ME	04041	U04-051	16 FOX AVE
PATRICIA A & CHRISTOPHER	LOMBARD	20 FOX AVE	PARSONSFIELD	ME	04047	U04-052	20 FOX AVE
JAMES BENVIE	C/O ROXANNE SAWYER	5 SOKOKIS AVE	LIMINGTON	ME	04049	U04-053	22 FOX AVE
PATRICK A PLUMMER &	AMBER LINK-WINSLOW	98 BEAN ST	HOLLIS CENTER	ME	04042	U04-054	19 SUNNYDALE LN
EDWARD L	CARIGNAN JR	16 SWETT RD	WINDHAM	ME	04062	U04-055	20 ELM ST
CHRISTINE A HARE &	ANDREA R NEWLYN	28 ELM ST	PARSONSFIELD	ME	04047	U04-056	28 ELM ST
CALEB & MAKAYLA	WINSLOW	27 ELM ST	PARSONSFIELD	ME	04047	U04-057	27 ELM ST
JENNIE	ISGRO	23 ELM ST	PARSONSFIELD	ME	04047	U04-058	23 ELM ST
GREGORY A	VAN DER RIET	103 COLUMBUS COVE	NASSAU BAHAMAS	NP		U04-059	21 ELM ST
DONALD MITCHELL TRUSTEE OF	MARY R. PIKE HOMESTEAD	18 CLEMONS COVE	HIRAM	ME	04041	U04-060	17 ELM ST
JAMES	HANSCOM	21 RURAL HILL	WINDHAM	ME	04062	U04-061	13 ELM ST
ARTHUR E & JOANNE	MONTGOMERY	12 CHARLES WAY	MILLIS	MA	02054	U04-062	9 ELM ST
MATHIAS J FLORENZ &	ELIZABETH DAVIS	6 ELM ST	PARSONSFIELD	ME	04047	U04-063	ELM ST
LUCAS W ELLIOTT &	MILDRED K INGRAM	521 DURGINTOWN RD	HIRAM	ME	04041	U04-065	9 SUNNYDALE LN
WILLIAM E & DEBORA J	LORING	PO BOX 572	PARSONSFIELD	ME	04047	U04-066	5 SUNNYDALE LN

TAX MAPS REVISED  
4/1/2022



FOR ASSESSMENT PURPOSES ONLY  
NOT FOR PROPERTY CORNER LINES

NO PARCEL 17, 24, 38, 41

JOHN E. O'DONNELL & ASSOCIATES  
AUBURN, MAINE  
1970

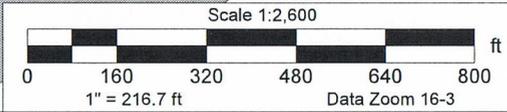
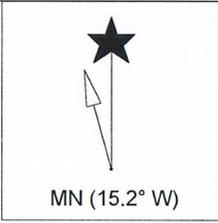
PROPERTY MAP  
PARSONSFIELD, MAINE

0 100 200  
SCALE IN FEET

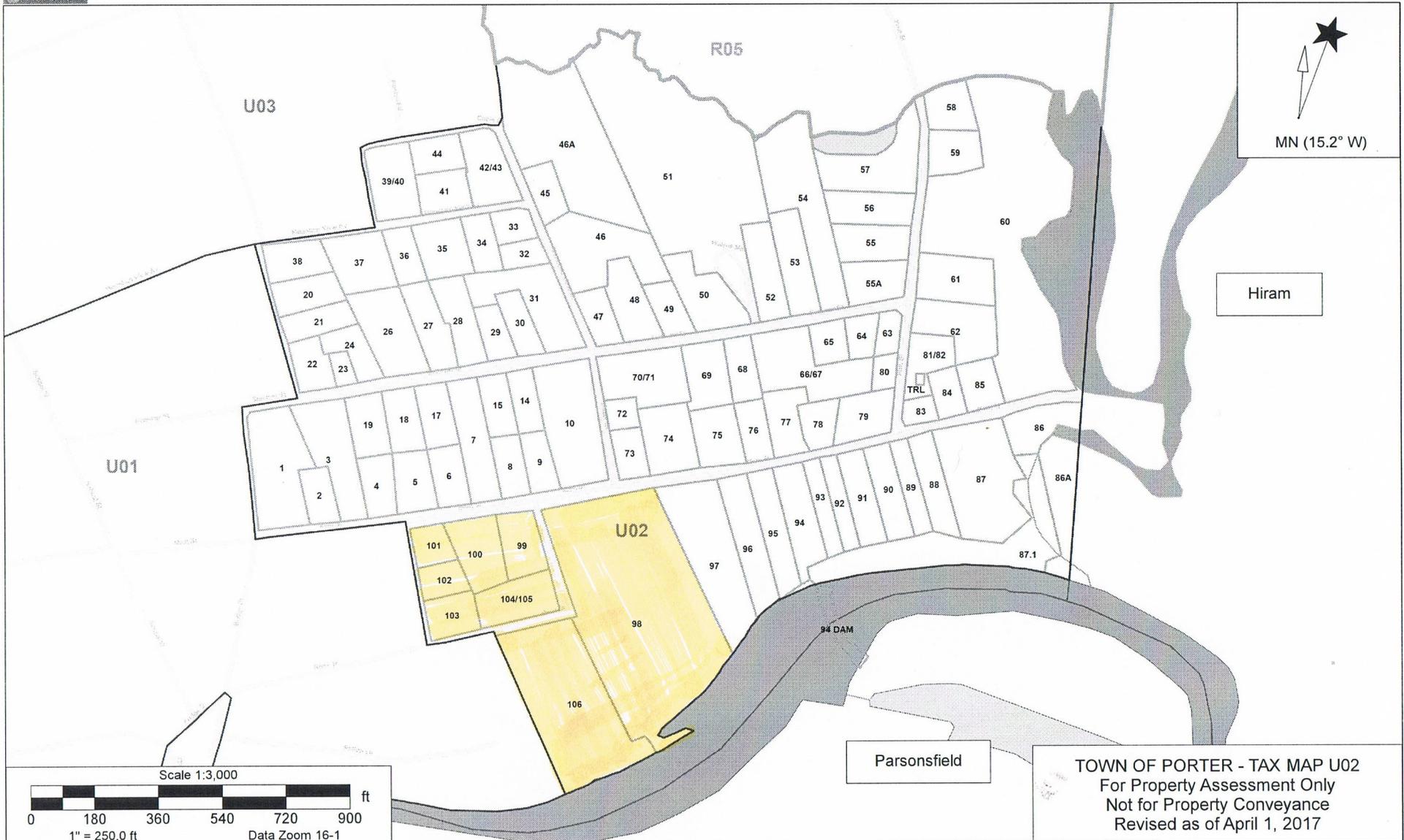
U-4

Porter - 500 ft Abutters List  
 SUBJECT PROPERTY: 18 FEDERAL RD, PARSONSFIELD, ME 04047

Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
BAUNEG BEG HOLDINGS LLC		PO BOX 284		SANFORD	ME	04073
BURBANK, ALBERT J			61 MAIN STREET	PORTER	ME	04068
BURBANK, RICHARD C			P O BOX 485	PARSONSFIELD	ME	04047
BURKE, SONYA	BURKE, JOSEPH	39 MAIN ST		PORTER	ME	04068
CALL PROPERTIES, LLC			200 MAPLE ST	CORNISH	ME	04020
COTE, JOHN L		22 River Street		PORTER	ME	04068
DAY, RICHARD E	DAY, DENISE J		P O BOX 260	PARSONSFIELD	ME	04047
DEARBORN, JEFFREY A		40 BURWELL AVENUE		SO. PORTLAND	ME	04106-5211
DENISON, DANIKA			99 MAIN STREET	PORTER	ME	04068
DIMOND, BENJAMIN	BANKS, SARA JANE	22 BRIDGE ST		PORTER	ME	04068
DUNBAR, TYLER C	DUNBAR, ADRIENNE Y		PO BOX 194	PARSONSFIELD	ME	04047
DUNBAR, TYLER C	DUNBAR, ADRIENNE Y	PO BOX 194		PARSONSFIELD	ME	04047
EAGLE CREEK DEVELOPMENT HOLDINGS, LLC		P.O. BOX 167		NESHKORO	WI	54960
GAFFEY, JOHN H		13 RIVER ST		PORTER	ME	04068
GOOD, JUDITH A	GOOD - ESTATE, RODNEY C.		510 E. 20TH ST. APT. 7D	NEW YORK	10	10009 8304
GOODWIN, MELTON		7 First County Road		Porter	ME	04068
HOWLAND, MARK C	HOWLAND, MARY E		42 SCHOOL ST	PORTER	ME	04068
JORDAN, ROSALIE M		P O BOX 186		PARSONSFIELD	ME	04047
LEMIEUX, DANIEL	LEMIEUX, RENEE		32 LOON POINT ROAD	PARSONSFIELD	ME	04047
LYNCH, EDWARD			P O BOX 779	PARSONSFIELD	ME	04047
MAY, HANNAH	MAY, TRAVIS	7 OAK STREET		PORTER	ME	04068
MERRITT FAMILY PROPERTIES LLC		683 SEBAGO RD		SEBAGO	ME	04029
MERRITT, RICHARD E		683 SEBAGO ROAD		SEBAGO	ME	04029
MIXER, DOUGLAS		14 School Street		Porter	ME	04068
NORTON, ANN			P. O. BOX 366	PARSONSFIELD	ME	04047
ODONNELL, JOHN T		3 BRIDGE ST		PORTER	ME	04068
PEASE, ROGER	PEASE, SANDRA	302 MAIN STREET		CORNISH	ME	04020
PINAULT, RICHARD E	PINAULT, PAMELA		P O BOX 13	PARSONSFIELD	ME	04047
R2 HOLDINGS, LLC		434 MAIN STREET		LOVELL	ME	04051
RIVERSIDE METHODIST CHURCH		PO Box 26		Parsonsfeld	ME	04047
RUGINSKI, RANDY J			206 GROVEVILLE RD	BUXTON	ME	04093
SIMPSON, ALAN R	CONNER, KATEY	P O BOX 534		PARSONSFIELD	ME	04047
SIMPSON, STEVEN H	SIMPSON, BEVERLY J		P O BOX 282	PARSONSFIELD	ME	04047
SMITH, CHRISTOPHER J		PO BOX 336		PARSONSFIELD	ME	04047
SMOOTH FEATHER PRODUCTIONS, LLC			475 PORTERFIELD RD	PORTER	ME	04068
STANLEY, JEAN C		P O BOX 172		PARSONSFIELD	ME	04047
TEWKSBURY, EUGENE	TEWKSBURY, CYNTHIA		P O BOX 297	PARSONSFIELD	ME	04047
THOMPSON, TILLMAN A II			13 BRIDGE STREET	PORTER	ME	04068
TOWN OF PORTER			71 MAIN ST	PORTER	ME	04068
VALLEY, LAUREL A			19 RIVER STREET	PORTER	ME	04068



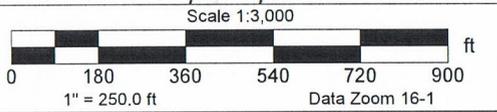
TOWN OF PORTER - TAX MAP U01  
For Property Assessment Only  
Not for Property Conveyance  
Revised as of April 1, 2017



Hiram

Parsonsfield

**TOWN OF PORTER - TAX MAP U02**  
 For Property Assessment Only  
 Not for Property Conveyance  
 Revised as of April 1, 2017



**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:**

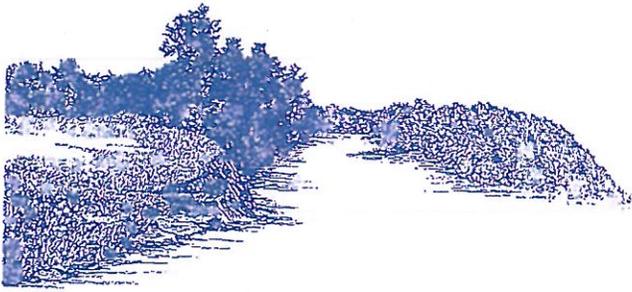
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- t) location, front view, and dimensions of proposed signs
- u) location and type of exterior lighting
- v) proposed landscaping and buffering
- w) demonstration of any applicable State applications, or permits which have been or may be issued
- x) 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 - PROVIDED 8-1-23

a.	SEE LIST PROVIDED WITH APPLICATION
b.	SEE PORTER TAX MAP U-01 HIGHLIGHTED & PROVIDED W/ APP SEE PARSONSFIELD TAX MAP U-4 HIGHLIGHTED & PROVIDED
c.	SEE BOUNDARY SURVEY SHT A1.3 OF DRAWING SET PROVIDED THE APPLICANT HAS OWNERSHIP INTEREST IN U-4 LOTS 3, 2, 7, & 11
d.	FIRST AMENDMENT TO CONTRACT FOR THE SALE OF COMMERCIAL REAL ESTATE - SIGNED & DATED BY PURCHASER & SELLER - PROVIDED
e.	MILL BOUNDARY SURVEY - SHT A1.3 BY TITCOMB ASSOCIATES SHT A1.4 - OVERLAY OF PARTIAL SURVEY OF U-4 LOT 3 BY CORNER POST SURVEYING DANA LIBBY - NO 1350
f.	SEE BOTH SURVEYS REFERENCED ABOVE
g.	SEE MDOT FEDERAL RD ROW SHT A1.2 STORM DRAINS EAST TO WEST WEST SIDE OF PROPERTY DRAINS NORTH TO STORM DRAIN AND TO CANAL
h.	STATE RT 25 / FEDERAL RD AT THE INTERSECTION OF ELM STREET - REFER TO SHT A1.2 MDOT FEDERAL RD ROW
i.	REFER TO SHT A1.7 AND A1.8 FOR ALL GROUND FLOOR LEVELS, MAIN FLOOR LEVEL, AND UPPER FLOOR LEVEL
j.	REFER TO SHT A1.2 MDOT FEDERAL RD ROW
k.	REFER TO SHT A1.2 MDOT FEDERAL RD ROW
l.	N/A
m.	TO BE DETERMINED AND TO MEET ALL ORDINANCES
n.	REFER TO SHT A1.2 - FROM THE INTERSECTION GOING NORTH IS A SHADED AREA THAT DEPICTS INGRESS/EGRESS EASEMENT
o.	N/A
p.	N/A
q.	N/A
r.	MUNICIPAL WATER SUPPLY INTERIM USE OF MILL HOLDING TANKS FOR WASTE DISPOSAL
s.	SEE MDOT FEDERAL RD ROW SHT A1.2 SURFACE RUNOFF EAST TO WEST. WEST SIDE DRAINS NORTH AND THEN EAST TO CANAL
t.	TO BE DETERMINED AND TO MEET ALL ORDINANCES
u.	HISTORIC - TYPE AND LOCATION TO BE RESEARCHED AND DETERMINED (ASIDE FROM TEMP/SECURITY)
v.	VERY LIMITED SPACE - TO BE DETERMINED HOWEVER MOST LIKELY IN PLANTERS
w.	SAGO RIVER CORRIDOR COMMISSION APPROVED PERMIT & STIPULATIONS HAS BEEN PROVIDED.
x.	TO BE DETERMINED HOWEVER AS SOON AS POSSIBLE AND WITHIN THE 2-YR LIMIT OF THE SRCC PERMIT
y.	SPACE ON THE PLANS HAS BEEN PROVIDED.



## Saco River Corridor Commission

*"Communities Working Together To Protect Our Rivers"*

July 7<sup>th</sup>, 2023

KEZAR COMMONS LLC  
C/O MARK & SCOTT MOUNCE  
PO BOX 713  
PARSONSFIELD, ME 04047  
APPLICATION #07-174

Dear applicant,

Enclosed is Permit #07-174, which the Saco River Corridor Commission approved during the Commission meeting on June 28<sup>th</sup>, 2023. Copies of this permit have been sent to the parties listed below.

Please read the enclosed document carefully, particularly the conditions to it, which are as follows:

1. Standard Conditions of Approval (copy attached).
2. Other conditions as decided by a vote of the Commission at a duly noticed Commission Meeting.

When you have finished the development allowed by this permit, complete the enclosed Notice of Completion of Construction Form and send it to us. The Commission staff will then schedule a time to visit your site to confirm you have complied with the enclosed permit.

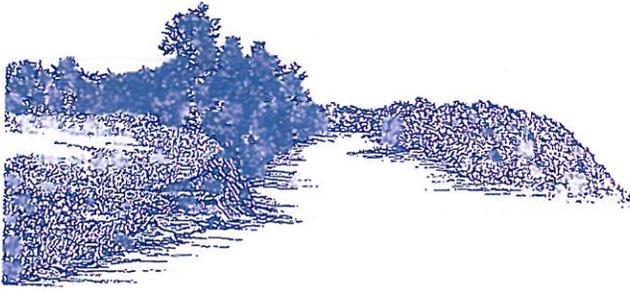
Thank you for your cooperation with this Commission. If you have any additional questions, please do not hesitate to contact us.

Sincerely,

Haley Lachance  
Administrative Assistant  
Saco River Corridor Commission

Enclosure

cc: Danielle Taylor, Parsonsfield Town Clerk  
Jesse Winters, Parsonsfield Code Enforcement Officer  
Edward Bower, Parsonsfield Selectboard Chairperson  
Sabin Beckwith, Parsonsfield Planning Board Chairperson



# Saco River Corridor Commission

*"Communities Working Together To Protect Our Rivers"*

## COMMISSION ORDER IN THE MATTER OF

KEZAR COMMONS LLC  
C/O MARK & SCOTT MOUNCE  
PO BOX 713  
PARSONSFIELD, ME 04047  
PERMIT #07-174

SACO RIVER CORRIDOR ACT  
FINDINGS OF FACT AND ORDER

The Saco River Corridor Commission, created by the Maine State Legislature in the Saco River Corridor Act, 38 M.R.S.A. §951, et. seq., (the Act), at a meeting held on June 28<sup>th</sup>, 2023, at the Dayton Town Hall in Dayton, Maine, and after a review of the application and supporting documents makes the following findings of fact:

### PROJECT DESCRIPTION

1. The applicant is seeking a permit to reestablish temporary use of a septic holding tank on an adjacent lot, and to construct a fire escape and deck.

### SITE LOCATION/DESCRIPTION

2. Location: Lot #003 (Map #U04) on 14, 16, and 18 Federal Road in Parsonsfield, Maine.
3. The 0.3-acre lot has 125 feet of frontage on the side of the lot closest and most nearly parallel to the Ossipee River.
4. The existing building is located no closer than 100 feet from the normal high water line of the Ossipee River and approximately 35 feet from the hydro canal.
5. The property is located in the General Development District.
6. The 100-year floodplain is not present in the project area.

### ANALYSIS

7. The applicant proposes to use the first floor of the existing building as commercial, retail, food and beverage, or office space. The upper level is proposed for use as a residential and/or short-term rental space.
8. The applicant additionally proposes to use existing infrastructure to pipe sewage to holding tanks located on the adjacent Robinson Mill property. This use would be on a temporary basis until a septic system for the building is sized, designed, and installed.
9. Scott and Mark Mounce have established right, title, and/or interest in both properties under Kezar Commons LLC and Kezar Falls Millworx LLC.
10. The building is serviced by the municipal water system.
11. The proposal includes a new metal fire escape, required to meet town code requirements, on the eastern side of the building adjacent to the daycare. David Gilpatric, the owner of the daycare building has granted permission for a one-foot easement for the fire escape as long as nothing is constructed on his property. The prior fire escape burned in a fire.

12. Past permitting on the property includes:
  - a. Permit #07-107, issued to The Stanley Building LLC in 2004 to operate multiple commercial uses within the existing building and reconstruct a fire escape.
  - b. Application #07-152, submitted by the Town of Parsonsfield in 2020 to install a septic system on the adjacent Robinson Mill lot. No permit was issued.
13. Historically, the Stanley Building (subject property) and the adjacent Robinson Mill Complex utilized overboard discharge systems. The use of these systems has been discontinued in favor of a temporary holding tank located on the Robinson Mill property, to which both properties were connected.
14. Issues surrounding the Stanley Building's ownership and sewage disposal are the subject of a court case.
15. Use of the sewage holding tanks for the adjacent mill property was permitted under Permit #07-152, issued to Kezar Falls Millworx, LLC in 2018. The use of the holding tank was framed as a temporary measure until a later phase of the renovation project, at which point the applicant anticipated having a better understanding of the necessary capacity for a septic system. A condition of the permit was that a document must be submitted to the staff stating the viability of any holding tank to be used on site and [the applicant] shall provide a written pumping schedule for any holding tank used on site. During the most recent review of the project, the applicants had not begun the use of the holding tanks due to ongoing legal issues with the Stanley Building using the tanks. The two properties are under contract to be owned by the applicants (under different companies).
16. The applicants propose to use the holding tanks on the Robinson Mill property as a temporary solution until a permanent septic system is in place and provided a pumping schedule from Anderson Septic Service Inc. that states they will pump the holding tanks regularly to prevent any discharge from the tanks. At no time will the tanks be allowed to fill above three-quarters of the total capacity and records will be available upon request. The staff spoke with the Parsonsfield Code Enforcement Officer, Jesse Winters, who stated he could approve the pumping schedule under Maine state plumbing code requirements.
17. If the expansion is proposed within 100 feet of the river it is limited to the 30% expansion standards. With the existing 6,615 square feet, the deck meets the 30% expansion requirements. The deck can still not extend closer to the river than the closest point of the existing building. The footprint of the deck is proposed within the footprint of a potential septic system that the applicants are creating plans for. The applicants state they need 12 feet minimum of deck run for the accessible ramp.
18. The floor plans include three commercial spaces, a kitchen, and a conference room on the main level. The second level includes approximately ten residential units. The ground floor includes storage and office space.
19. Previous uses of the building include a bank and a barbershop.
20. The property is nonconforming due to the minimum lot size requirement. The applicant has stated that the town does not view the building as an abandoned use. Therefore, the use is allowed to continue as an existing mixed, commercial, and residential use.
21. During the June 14<sup>th</sup>, 2023, meeting, the Rules Committee did not raise any significant concerns about the proposed fire escape. Given the provided statement of viability and pumping schedule, the Committee did not identify any significant concerns with the proposed temporary use of the holding tanks. The Committee, the staff, and the applicants discussed what location would be the most appropriate to take the setback measurements from, as well as the current and proposed setback measurements of the structures from the normal high water line of the Ossipee River.

22. John Boland's notes from his June 17<sup>th</sup>, 2023, site visit state:

- a. The deck will be constructed over a new septic system which is yet to be permitted. The deck will not be located any closer to the normal high water line of the Ossipee River, which in this case is a man-made channel for power production. There was previously a fire escape in the same location as is currently proposed, and it is a necessary safety requirement.
- b. The fire escape will not be located any closer to the Ossipee River and will barely be noticeable from the river.
- c. The septic holding facility will be used while the new system is being constructed. The temporary system will meet the needs of construction workers. The new septic system will serve the needs of the new tenants.

RELEVANT STANDARDS OF THE ACT

§957-C. General Development District  
§958. Existing Uses  
§959-A. Requirements for Granting Permits  
§962. General Performance Standards

Chapter 103: Standards to Address the  
Environmental Factors  
Chapter 104-A: Performance Standards for Multi-  
Unit Uses...within the General Development  
District.

BASED ON THE ABOVE FINDINGS, as determined at a duly noticed Commission Meeting, the Commission draws the following conclusions:

1. The applicant has shown the proposed design to be within the meaning of the Act.
2. The proposed use will not unreasonably involve any of the factors enumerated in §959-A(1)(A)-(K) of the Act.

THEREFORE, the Commission APPROVES the application of Kezar Commons LLC, #07-174, for a permit to reestablish temporary use of a septic holding tank and to construct a fire escape and deck on the property owned by them, provided the activity is carried out according to the application and UPON THE FOLLOWING CONDITIONS:

1. Standard Conditions of Approval (copy attached).
2. Other conditions as decided by a vote of the Commission at a duly noticed Commission Meeting.

This decision, including any of its conditions, may be appealed pursuant to 38 M.R.S. §968, except that no appeal pursuant to 38 M.R.S. §968 shall be taken from a decision of the Commission which decision was made without a public hearing until a request for reconsideration has been submitted to the Commission, and the Commission has made a final determination in the matter. Any person wishing to file an appeal or to request reconsideration must do so within 30 days of the Commission's written decision and order. Requests for reconsideration must be submitted in accordance with applicable Commission regulations. To be valid, all permits must meet all federal, state, and local ordinances and regulations.

DONE AND DATED AT CORNISH, MAINE, THIS 7<sup>TH</sup> DAY OF JULY 2023.

SACO RIVER CORRIDOR COMMISSION

BY: Ben Pinault  
Benjamin Pinault, Chairperson

7/7/23  
Dated



Registry of Deeds Notarization Form

Saco River Corridor Commission Permit #07-174 Kezar Commons LLC

Acknowledgment

State of Maine

County of York

This record was acknowledged before me this 7<sup>th</sup> day of July, 2023, by Benjamin Pinault.



Signature of Notary Public

Haley Lachance

Notary Public, State of Maine

My commission expires: February 15, 2030