

**Site Plan Review Application for
Office/Warehouse/Storage Space and a parking lot to
use as a Redemption Center and employee parking**

13 Wadleigh Street (*Map U04 Lot 038*)

Table of Contents

Application	Pages 1 – 10
Supporting Documents/Attachments	Pages 11 - 20
Warranty Deed (Right/Proof of Interest)	Pages 11-12
Plan and Elevation of the 13 Wadleigh Structure	Pages 13-14
Elevation of Village Variety (Contiguous Ownership and Complimentary)	Page 15
Site Sketch of 13 Wadleigh Property	Page 16
Site Plan of Village Variety (Showing new Driveway Access)	Page 17
Application for a Maine Redemption Center License	Pages 18 - 20

APPLICATION FOR SITE PLAN REVIEW PARSONSFIELD PLANNING BOARD

Applicant Name Mailing Address *Colleen Allard P.O. Box 601 Parsonsfield Maine 04047*
Phone *207-272-0900*

Owner Name Mailing Address *Colleen Allard P.O. Box 601 Parsonsfield Maine 04047*
Phone *207-272-0900*

Site Address/Location (Map/Lot Number) *(See Attached)*

Exact Nature of Proposed Use: *(See Attached)*

Existing Use of Site: *(See Attached)*

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

Signed *Colleen a allard* Date *1/31/2020*
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.

Application for Site Plan Review – Parsonsfield Planning Board

Applicant Name: Colleen Allard
Mailing Address: P.O. Box 601 Parsonsfield Maine 04047
Phone: 207-272-0900

Owner Name: Colleen Allard
Mailing Address: P.O. Box 601 Parsonsfield Maine 04047
Phone: 207-272-0900

Site Address/Location (Map/Lot/Number): 13 Wadleigh Street (Map U04 Lot 038)

Lot Size: 1 Acre (Article II Section 5 acreage required - .46 acre – **Conforms**)

Zone Type: Village (Article II Section 4, Table 1- Offices, Warehousing & Storage are approved uses - **Conforms**)



All in Village
District

Exact Nature of Proposed Use: Exterior renovation improvements (e.g. siding, roofing, paint), conversion of single family dwelling into warehouse, storage, and office space to operate as a Redemption Center extension of the Village Variety neighborhood convenience store, and added employee parking and delivery vehicle pick-up and turn-around space.

Existing Use of the Site: A dilapidated and blighted single family dwelling (U04-38)

Applicability: Offices, Warehousing and Storage are Approved uses in the Village (Article II Section 4, Table 1).

Site Plan Content:

1. Application Submitted and Paid (on or before Monday February 3, 2020 per town requirements) and **nine (9) copies** provided.
2. **Ten (10) copies** of site plan to scale for review of approval criteria showing the following (Note: This conflicts with section 1 above, nine (9) or ten (10)):

a.) Abutter List within five hundred (500) feet of edge of property line :

- *The town ordinance and application requirements do not specify whether the address is the physical parcel address, mailing address, or if both are required.*
- *A 500 foot radius may be excessive in dense village areas, as it requires forty-eight (48) abutter mailings in addition to the cost of already publishing site and hearing advertisements. Possibly amend the regulations to reduce dense urban area notifications to a radii to 200 feet, subsequently lowering overhead labor burdens on applicants.*
- *Note: Requiring an applicant who does not have the resources or the capability of a municipality and who is not proposing a major development or subdivision to compile an abutter list discourages economic development and the participation of townspeople within their community. It took one (1) hour of applicant time alone to compile the abutter list when the municipality has the means, familiarity, and capability of completing this task in 5 minutes. Possibly amend regulations to remove this requirement of minor development applicants to create the abutter list, and give townspeople a chance to participate in their community.*
- *Note: The municipal tax commitment records indicate that David L. Gilpatric and Village Variety, LLC both have the same address. There are also three (3) redundancies (owners who control multiple properties within 500 feet of the proposal), and three (3) properties off of the tax rolls (not generating revenue for the townspeople) that are being held by the town that not requiring abutter notification (U04- Lots 2, 25, and 43).*
- *Abutter list (provided below):*

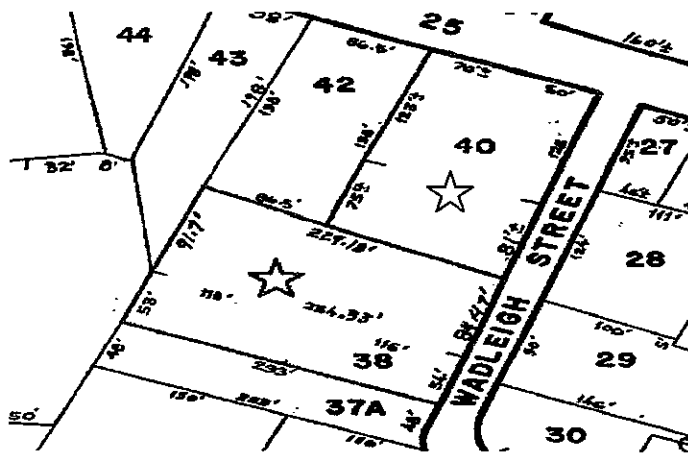
First	Last	Map	Lot	Addresses	Acct
William H. Jr.	Call	U04	33	36 Wadleigh Street	170
David J. & Nancy J.	Campbell	U04	50	8 Sunnysdale Lane	960
Clifford G. & Pamela A.	Chapman	U04	22	41 Federal Road	208
Clifford G. & Pamela L.	Chapman	U04	23	35 Federal Road	796
Eli & Cecille V.	Cohen	U04	34	46 Wadleigh Street	241
Daniel	Contreni	U04	51	16 Fox Ave.	1353
Peter	Cormier	U04	42	23 Federal Road	354
Pamela	Cross	U04	35	54 Wadleigh Street	1173
Leslie M. & Robert S.	Croteau	U04	26	31 Federal Road	1004
John M.	Day	U04	63	Elm Street	319
Merle F.	Day (c/o John Day)	U04	45	6 Elm Street	325
Robert D. & Jill H.	Dehmer	U04	48	2 Sunnysdale Lane	1472
Garry L. & Marge M.	Dooley	U04	46	10 Elm Street	363
David L.	Gilpatric	U04	4	20 Federal Road	1097
Barry O. & Rosalie C.	Hadlock	U04	32	32 Wadleigh Street	578
Georgette E.	Hunter	U04	11	40 Federal Road	682
Richard Z.	Jiang	U04	5	24 Federal Road	1302
Richard Z.	Jiang	U04	6	28 Federal Road	1301
Harold K. & Heather L.	Jordan	U04	29	12 Wadleigh Street	511
Patricia M.	Leroyer	U04	31	24 Wadleigh Street	579
Rose Marie	Libby	U04	30	16 Wadleigh Street	812
Linda Andrews & Matthew Rhodes	Linda Andrews & Matthew Rhodes	U04	28	8 Wadleigh Street	714
Lionel L. Jr.	Locklin	U04	36	Wadleigh Street	836
Lionel L. Jr. & Brenda J.	Locklin	U04	36.1	17 Wadleigh Street	835
Patricia A.	Lombard	U04	52	20 Fox Ave.	838
Patricia A.	Lombard	U04	44A	Sunnysdale Lane	837

First	Last	Map	Lot	Addresses	Acct
William E. & Debora J.	Loring	U04	66	5 Sunnydale Lane	1205
Lucas W. Elliott and Mildred K. Ingram	Lucas W. Elliott and Mildred K. Ingram	U04	65	9 Sunnydale Lane	651
April L.	Mason	U04	9	34 Federal Road	1128
Michael & Stacey	McDonald	U04	37A	15 Wadleigh Street	1201
Brandon J. & Ashley E.	McKenney	U04	20	51 Federal Road	516
Dave A.	Melnick	U04	55	20 Elm Street	1270
Donald (Trustee of Mary R. Pike)	Mitchell	U04	60	17 Elm Street	953
Arthur E. & Joanne	Montgomery	U04	62	9 Elm Street	959
Mark B.	Packard	U04	21	47 Federal Road	1058
Christopher & Bobbie Jo	Rand	U04	47	14 Elm Street	1130
Renee Murch & Jared Terroni	Renee Murch & Jared Terroni	U04	54	19 Sunnydale Lane	1468
William	Ridlon	R01	13-B	Davis Road	1814
Edward Jr.	Schencks	U04	19	57 Federal Road	1233
Teresa	Settell	U04	13	48 Federal Road	1250
Mildred W.	Smith	U04	49	4 Sunnydale Lane	795
Randy S. & Mary	Therault	U04	18	61 Federal Road	1389
Benay C.	Vania	U04	12	42 Federal Road	413
Geaorge E. & Ruth Elizabeth	Walker	U04	44	15 Federal Road	1432
David W.	Wright	U04	10	36 Federal Road	1498
32 Ossipee Trail LLC		U04	8	32 Federal Road	849
Eagle Creek Renewable Energy		U04	1	10 Federal Road	488
Kezar Falls Millworx LLC		U04	7	10 Mill Street	1178
The Stanley Building, LLC		U04	3	18 Federal Street	55
Kezar Falls Library	c/o Faith Logan	U04	27	2 Wadleigh Street	1549
Town of Parsonsfield	Off Tax Rolls	U04	2	Federal Road	1117
Town of Parsonsfield	Off Tax Rolls	U04	25	Federal Road	1179
Town of Parsonsfield	Off Tax Rolls	U04	43	Federal Road	1545
Village Variety, LLC (Stephen Reed former)	Proposal Application	U04	38	13 Wadleigh Street	735
Village Variety, LLC	Contiguous Owner	U04	40	20 Federal Road	26

b.) Sketch Map showing the general location of the site within the town (*Provided below*):



c.) Boundaries of all contiguous property under control of the owner/applicant regardless of whether all or part is being developed at this time (Provided below, U04 Lots 38 & 40 under contiguous ownership)



d.) Copy of deed to the property, option to purchase the property or other documentation to demonstrate right, title, or interest (Provided, attached)

e.) Name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan (Not Applicable, existing building renovation, existing lot)

Existing Conditions:

f.) Bearings and distances of all property lines of property to be developed and source of information (Provided, Town of Parsonsfield Tax Maps and Deed included in this proposal, see section "c" above)

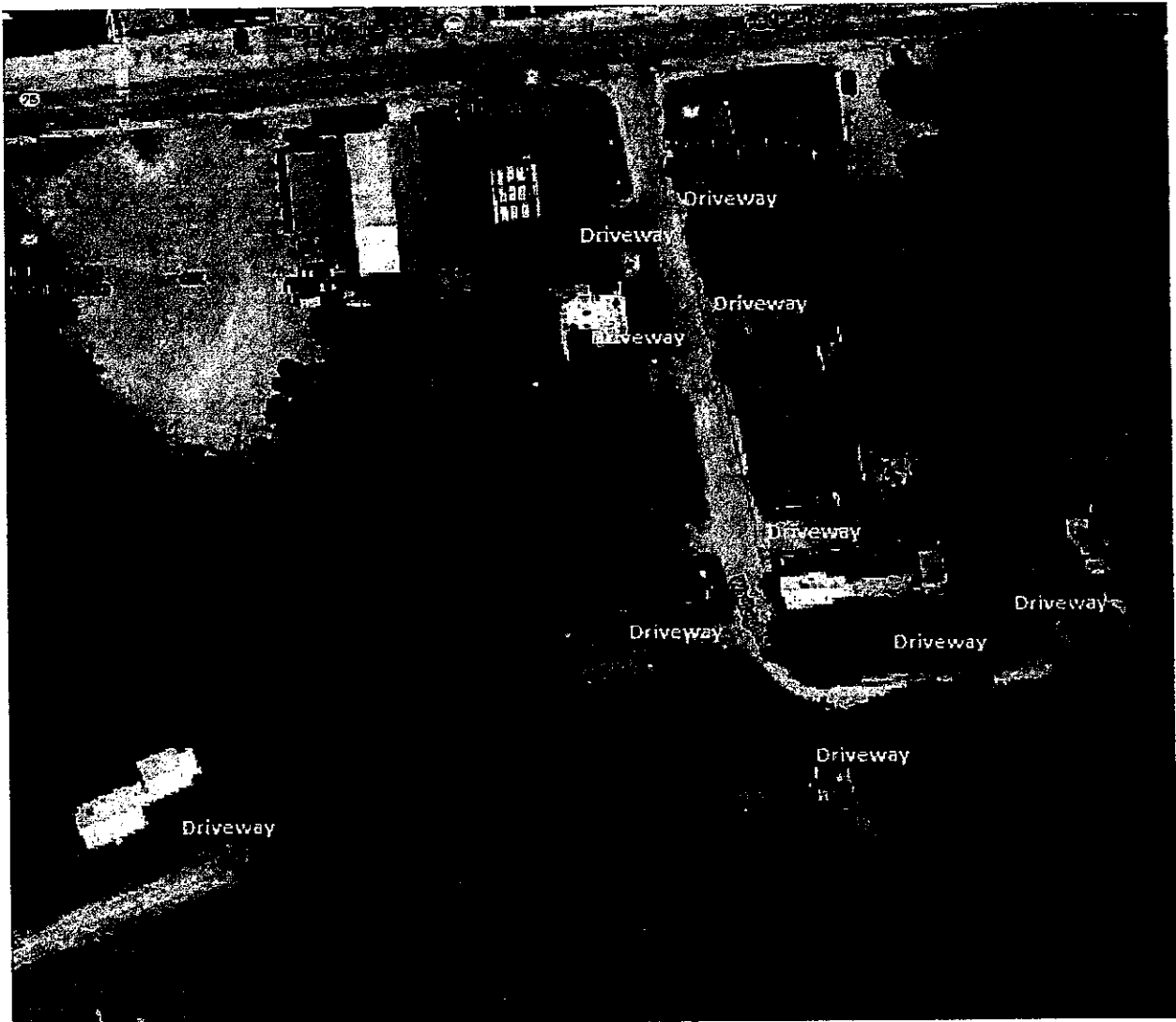
g.) Location and size of any existing sewer and water mains, culverts and drains that will serve the development whether on or off the property, along with the direction of the existing surface water drainage across the site. (Provided. Public water, SWDS on-site at the northwest corner of the existing building (see SWDS permit #263), the lot is pervious and flat supporting internal surface drainage, overflow drainage would likely sheet to the west)

h.) Location, names, and present widths of existing streets and right-of-ways within or adjacent to the proposed development (Provided, Wadleigh varies from 17-20 feet in width of pavement, with a 33 foot (2-rod) Right-of-Way)

i.) Location, dimensions and ground floor elevations Above Ground Level (AGL) of all existing and proposed buildings on the site (Provided, the structure is approximately 20' x 55' and 24'-32" AGL)

j.) Locations and dimensions of existing driveways, streets, parking and loading areas and walkways on the site. (Provided, Wadleigh Street, and the driveway of the existing parking area outside the fence is off of Wadleigh)

k.) Location of intersecting roads or driveways within 200 feet of the site (Provided – Eight (9) locations, 6 dwellings, library, and two (2) at Village Variety)



l.) Location of open drainage courses, wetlands, stands of trees, and other natural features, with description of features to be retained and of any new landscaping. *(Provided – Limited scrub brush along west side in this developed village area, applicant intends to clean up the area and maintain a 10' buffer along Wadleigh Street (typical to surrounding businesses). No new plantings or significant tree removals are anticipated at this time.)*

m.) Location, front view, and dimensions of existing and proposed signs *(Surface mounted signs (with backlighting) on the north side of the existing building to designate the pedestrian entrance and the location for distributor pick-up is anticipated. Size and location are to be determined and will be coordinated with the CEO)*

n.) Location and dimensions of any existing easements and ten (10) copies of existing covenants or deed restrictions. *(Not applicable as there are no known easements, covenants, or deed restrictions for this single-dwelling parcel.) Note: This conflicts with section 1 above indicating nine (9) copies.*

Proposed Development Activity:

o.) Location of all setbacks, yards and buffers, required by this or other Town Ordinances *(Provided)*

p.) Location, dimensions and ground floor elevations Above Ground Level (AGL) of all proposed buildings. *(Not applicable, as the building is existing. This appears to be redundant to section (l.) of the application)*

q.) Location and dimensions of proposed driveways, parking, and loading areas, and walkways *(Provided, Wadleigh Street, the driveway is accessed from the Village Variety parcel, parking for 8 employees is provided, and loading is along the north side of the building centrally located)*

r.) Location and dimensions of all (new) provisions for water supply and wastewater disposal. *(Not applicable, as the building water source and subsurface wastewater disposal system are existing. Note: This appears to be redundant to section (g.) of the application)*

s.) Direction and route of proposed surface water drainage *(Not Applicable, as the site is existing pervious with a relatively flat topography, and the proposed use is to retain the existing pervious with a gravel parking and loading area.)*

t.) Location, front view, and dimensions of proposed signs *(Provided, surface mounted signs TBD to direct individuals to the entrance and distributors to the loading area). Note: This appears to be redundant to the requirement of section (m.) of the application)*

u.) Location and type of exterior lighting *(Provided, only wall mounted lighting will be used to illuminate downward for locating entrances, the loading/pick-up areas, and highlight directional or instructional signage.)*

v.) Proposed landscaping and buffering *(Provided, limited scrub brush along west side in this developed village area, applicant intends to clean up the area and maintain a 10' buffer along Wadleigh Street and the Post Office parking lot (typical to surrounding businesses). No new plantings or significant tree removals are anticipated at this time. The existing fence will be retained at this time. If removed, the buffer will be consistent with the buffer provided on Federal Street and Wadleigh Street for the Village Variety store.) This appears to be redundant to the requirement of section (l.) of the application)*

w.) Demonstration of any applicable State applications, or permits which have been or may be issued *(Provided, MEDEP Redemption Center Licensing (MEDEP/SU 426 RCap) -- 38 MRSA § 3101 et seq., and 01-001 CMR 360)*

x.) Schedule of construction, including anticipated beginning and completion dates (4-6 months est.)

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" *(Provided)*

Approval Criteria (Provisions of the Ordinance and Land Use Development Ordinance Site Plan Review Article)

Article II Section 5 Dimensional Standards:

Frontage required – 100 feet – **Conforms**

Acreage required - .46 to .92 (depending if on public water or not) – **Conforms**

Front setback (50') – **Non-conforming existing structure, no additions proposed.** *(See Article 1 Section 6.A.2) "Transfer of Ownership - Ownership of lots, structures and uses which remain lawful but become nonconforming by the adoption or amendment of this Ordinance may be transferred, and the new owner may continue the non-conforming structure, lot or use subject to the provisions of this Ordinance."*

Side Primary or Accessory setback (10') – **Non-conforming existing structure, no additions proposed.** *(See Article 1 Section 6.A.2) "Transfer of Ownership - Ownership of lots, structures and uses which remain lawful but become nonconforming by the adoption or amendment of this Ordinance may be transferred, and the new owner may continue the non-conforming structure, lot or use subject to the provisions of this Ordinance."*

Rear Setback (25') – **Conforms**

Article II Section 6 (Applicable Sections):

A. Access to Lots (In Compliance, a 12'-15' access driveway will be provided from parcel Map U04-Lot 40)

B. Agriculture (Not Applicable)

C. Air Emissions (Not Applicable)

D. Beach Construction (Not Applicable)

E. Buffers/Screening:

E.1 – Request to waive fencing around the entire proposed use. There are no businesses in Kezar Falls have been held to this standard. The existing fence will be retained at this time. If removed, the buffer will be consistent with the buffer provided on Federal Street and Wadleigh Street for the Village Variety store.

E.2.A – Request to waive. There are no businesses in Kezar Falls have been held to this standard. The existing fence will be retained at this time. If removed, the buffer will be consistent with the buffer provided on Federal Street and Wadleigh Street for the Village Variety store.

E.2.c – Request to waive the dumpster screening requirement. There are no businesses in Kezar Falls have been held to this standard.

F. Clearing of Vegetation for Development (In Compliance, will clean up the site and remove and trim scrub brush as needed)

G. Emergency Vehicle Access (In Compliance)

H. Glare and Illumination - Floodlights at recycling loading bays, signage, and pedestrian entrances will be pointed downward or inward to avoid glare.

I. Height of Structures or Buildings (In Compliance)

J. Landscaping:

J.1, and J.2.1 – Request to waive. There are no businesses in Kezar Falls have been held to this standard. The existing fence will be retained at this time. If removed, the buffer will be consistent with the buffer provided on Federal Street and Wadleigh Streets for the Village Variety store.

K. Noise Abatement (In Compliance)

L. Off-Street Parking and Loading:

L.1 – Vehicles are able to turn around or pull through “within” the lot, not on public roads. *Conforming*

L.2.b – Driveway and gravel parking lot are *conforming*

L.3.c.v – Request to waive requirement to delineate parking spaces. There are no businesses in Kezar Falls that have been held to this standard. Curbstops and parking signage (delineation) in this region prevent effective snow removal and are frequently damaged.

L.3.c.ix – One (1) parking space is required for the largest workshift number, and must be 10 feet back from lotlines (typical to surrounding businesses). *(The largest workshift is 6 to 7 employees, 8 spaces will be provided exceeding Ordinance requirements)*

M. Public Water protection District (In Compliance)

N. Road Construction (Not Applicable)

O. Sanitary Standards (Not Applicable)

P. Signs (Signage to be determined, and will reviewed with the CEO and be in compliance with the Ordinance)

Q. Soil and Water Quality Protection (Not Applicable)

R. Storage of Materials (Not Applicable)

S. Street Access and Driveways: (In Compliance, a 12'-15' access driveway will be provided from parcel Map U04-Lot 40)

T. Structure Elevation *(Not Applicable)*

Article III Section 3, subsections a, b, and c: This proposal meets the standards of a MINOR development

Approval Criteria (Article III Section 6 - Title 30-A MRSA, Section 4404 as Amended):

A. Aesthetic, cultural and natural values. The proposed use will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline. **Exterior improvements will be consistent with the area.**

B. Conformity with local ordinances and plans. The proposed use conforms with Title 30-A MRSA, Section 4404 as amended, all duly adopted ordinances, and the comprehensive plan.

C. Erosion. The proposed use will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.

D. Financial Burden on Town. The proposed activity will not cause an unreasonable financial burden on the Town for provision of public services and facilities.

E. Financial and technical capacity. The owner/applicant has adequate financial and technical capacity to meet the standards of this section. (The timeline is approximately 4-6 months and the prior Village Variety project was a positive community experience)

F. Flood areas. *(This is not applicable to this application as the lot is approximately 550 feet from the nearest river/waterbody.)*

G. Freshwater wetlands. *(This is not applicable to this application as the lot is approximately 550 feet from the nearest river/waterbody.)*

H. Ground water. The proposed use will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.

I. Municipal solid waste disposal. The proposed use will not cause an unreasonable burden on the municipality's ability to dispose of solid waste. **It will improve regional recycling efforts and potentially reduce municipal solid waste disposal costs to the taxpayers.**

J. Municipal/Public water supply. The proposed use will not cause an unreasonable burden on an existing water supply. **Consumption will likely be reduced.**

K. Neighborhood Compatibility. The proposed activity will be compatible and sensitive to the character of the site and neighborhood relative to land uses, scale, bulk and building height, neighborhood identity and historical character, and orientation on the lot; maximizes the opportunity for privacy by the residents of the immediate area; ensures safe and healthful conditions within the neighborhood; and minimizes any detrimental effects on the value of adjacent properties.

L. Pollution. The proposed subdivision will not result in undue water or air pollution.

N. Sewage disposal. The proposed use will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized. **The parcel has an existing subsurface wastewater disposal system that exceeds the requirements of the use.**

O. Storm water. The proposed use will provide for adequate storm water management. **All pervious surfaces will be maintained, and the gravel parking lot improves storm water storage and drainage.**

P. Sufficient water. The proposed use has sufficient water available for the reasonably foreseeable needs of the use. **Bathroom facilities and drinking water are anticipated, and the water source is existing.**

Q. Traffic. The proposed use will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed. **The existing distributors already delivering to Village Variety are required to pick-up redemption of all containers that they distribute. Redemptions not indicative of Village Variety may require periodic pick-up by a 3rd party redemption collection entity, estimated at approximately one to two pick-ups a month.**

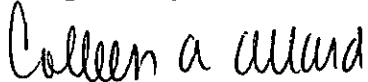
This proposed use fulfills a need within the community, is compatible with the Village and:

- Will *not* cause unreasonable burdens on traffic,
- Will maintain health standards and safety,
- Will improve the values of adjacent properties,
- Will reduce municipal waste disposal costs, and
- Will increase employment opportunities in Kezar Falls.

The path to success for an applicant does not appear clear or efficient as written, this risks innovators and residents in Parsonsfield leave the community altogether, fail to realize an idea or be able to service a need (*aging in place, housing dearths, food deserts, lack of local services and products, etc.*), or not participate at all. This is an excellent opportunity for the Planning Board and the Comprehensive Planning Committee to begin to collaborate on and suggest improvements (**Section 1, Section 2, f.), l.), n.), p.), r.), t.) of the application and ordinance Section 6 subsections E, J, and L**) so that a space can be created for small local markets for people who do not have significant capital or overhead to invest in this application process.

Thank you for your consideration, and for your civic volunteerism to support the townspeople of Parsonsfield.

Colleen Allard
Village Variety, LLC

A handwritten signature in cursive script that reads "Colleen a Allard".

DLN: 1001940080561

WARRANTY DEED

STEPHEN REED, an individual of Buxton, Maine, for consideration paid, grants to VILLAGE VARIETY, LLC, a Maine limited liability company with a principal place of business in Parsonsfield, Maine, with warranty covenants, the land in Parsonsfield, York County, Maine, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

Witness my hand and seal this ____ day of December, 2019.

SR 12-2-19
Stephen Reed

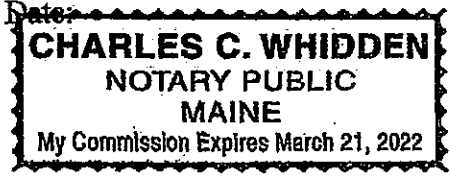
STATE OF MAINE
CUMBERLAND, ss.

December 2nd, 2019

Then personally appeared the above named Stephen Reed and acknowledged the foregoing instrument to be his free act and deed.

Before me, *[Signature]*
Notary Public/~~Attorney at Law~~

Printed Name:
Commission Expiration Date:



After recording return to Beagle, Thomas & Ridge, LLC, PO Box 1815, Standish, ME 04084
File #27010

Exhibit A

Three certain lots or parcels of land, with the buildings thereon, situated on the westerly side of Wadleigh Street, Parsonsfield, bounded and described as follows:

Parcel 1

Commencing on the westerly side of the aforesaid street at the southeasterly corner of the third parcel described below and the northeasterly corner of the parcel herein described below and the northeasterly corner of the parcel herein described; thence southerly by Wadleigh Street a distance of 53 feet 7 inches, more or less, to land formerly of Delma L. Smith, Jr. et ux., now or formerly of Raymond E. Solmon et ux; thence westerly by land formerly of Smith, now of Salmon a distance of 7 rods to the southwesterly thereof and the southeasterly corner of the parcel next below described; thence northerly by the parcel next below described a distance of 53 feet 7 inches to land formerly of McKenney, the third parcel herein described; thence easterly by land formerly of McKenney, a distance of 7 rods to the westerly side of Wadleigh Street and the point of beginning.

Parcel 2:

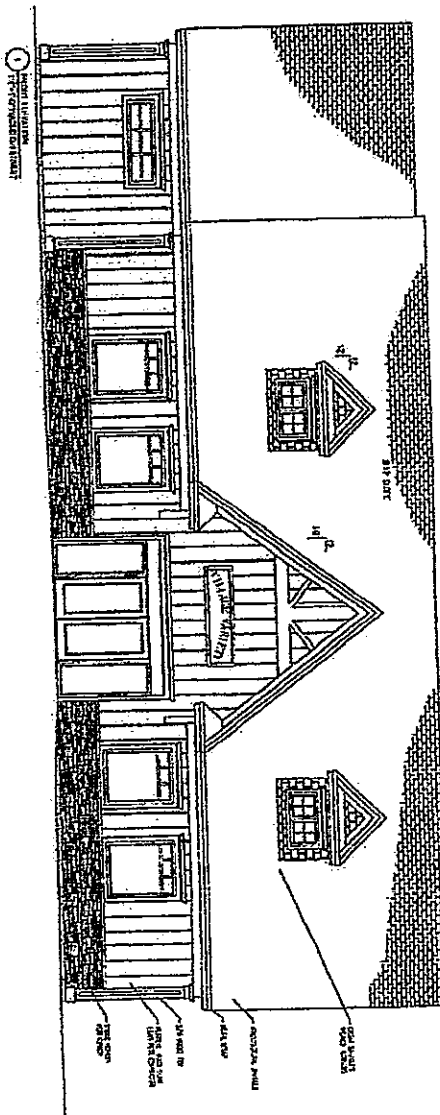
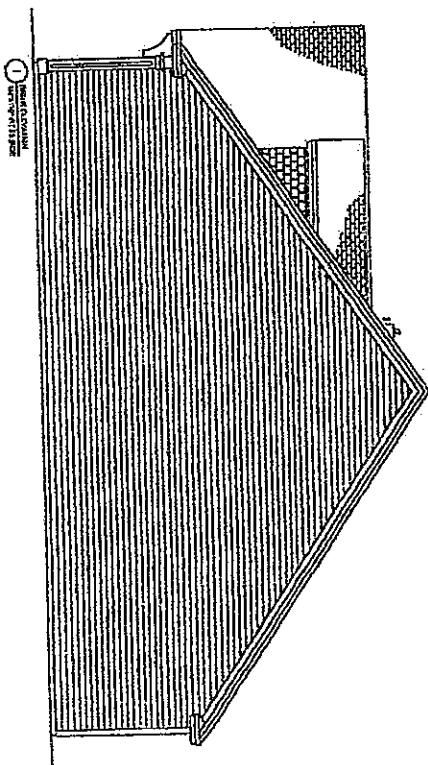
Commencing at an iron pipe, being the northwest corner of the parcel first above described; thence southerly 53 feet 7 links, more or less, by the parcel first above described, to an iron pipe driven in the ground and land formerly of Clifton A. Evans, et ux formerly of Smith, Jr., now or formerly of Solmon; thence westerly by land now or formerly of Solmon to an iron pipe driven in the ground marking the northwest corner of land of Solmon and the southwest corner of the parcel herein conveyed and land now or formerly of Allen Gomer; thence northerly by land of Gomer a distance of 53 feet 7 links, more or less, to a cement post and land formerly of McKenney, the parcel next below described; thence easterly by land formerly of McKenney, the parcel next below described to the iron pipe and point of beginning.

Parcel 3:

Beginning on the westerly side of the aforesaid street at the southeasterly corner of the parcel herein conveyed and the northeasterly corner of the parcel first above described at a point marked by nail art; thence N 83 degrees 13' W by the parcel first above described a distance of 234.33 feet to a stone; thence N 9 degrees 6'E a distance of 91.7 feet to a point marked by an iron pipe; thence S 81 degrees 25' E a distance of 229.18 feet to an iron pipe on the westerly side of the aforesaid street; thence S 5 degrees 30' W a distance of 84.47 feet by the westerly sideline of the aforesaid street to the point of beginning.

The above property is subject to an easement for the benefit of Parsonsfield-Kezar Falls Village Corporation from Orman L. Stanley dated May 31, 1939 to maintain public services and a drain. The Town of Parsonsfield is successor to the former Village Corporation.

Meaning and conveying the same premises conveyed to (1) Stephen Reed and Mary Reed by Warranty Deed dated October 31, 2008 from William R. Keith III and Deborah C. Keith and recorded in the York County Registry of Deeds at Book 15516, Page 799; and (2) Stephen Reed by Release Deed from Mary LaRusso fka Mary Reed dated November 7, 2019 to be recorded in the York County Registry of Deeds.



1/4
1/2
3/4
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

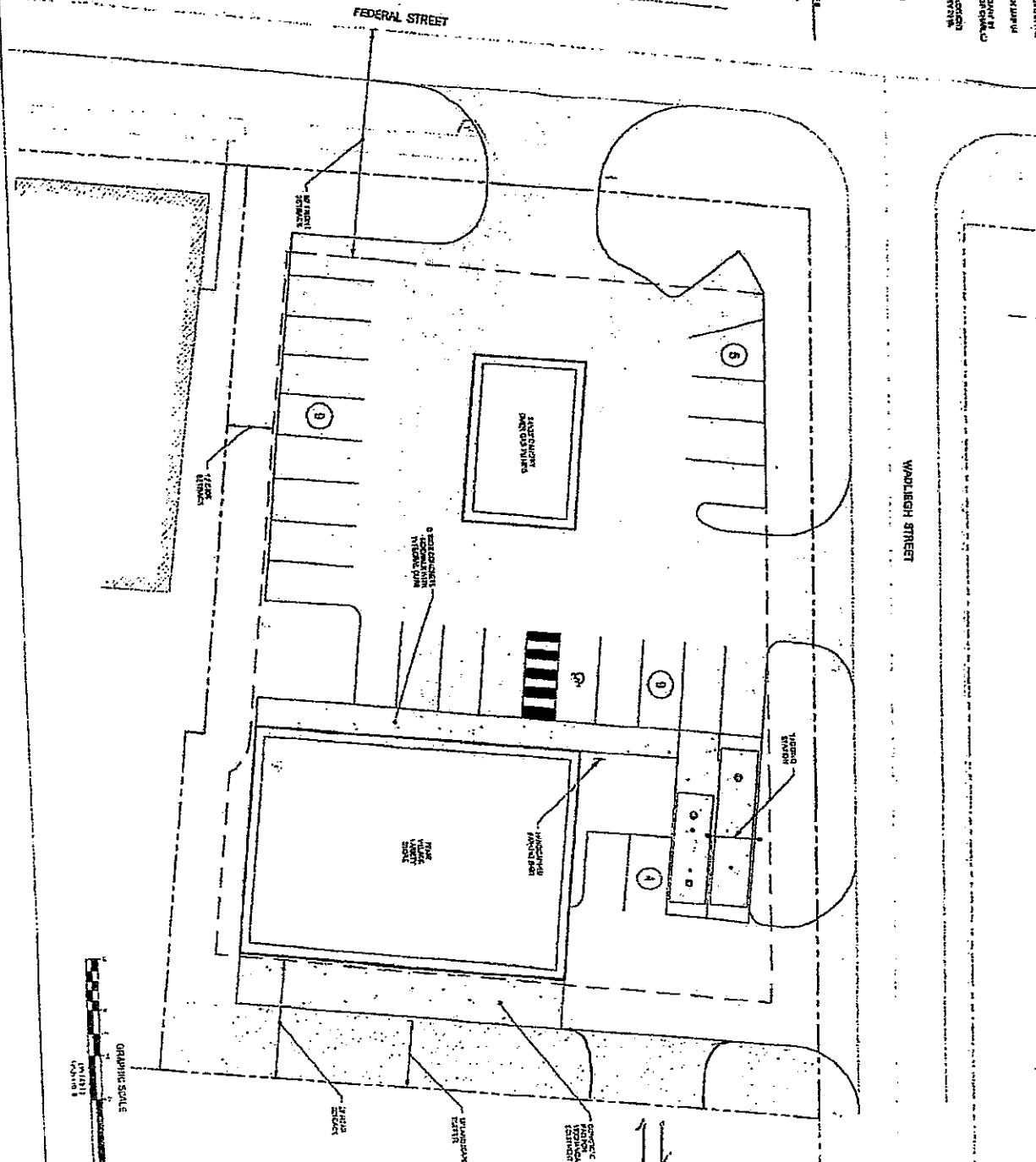
FRONT & RIGHT ELEVATION
VILLAGE VARIETY

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 909, 910, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- 1. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 909, 910, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- 2. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 909, 910, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- 3. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 909, 910, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- 4. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 909, 910, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- 5. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 909, 910, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

APPROVE: TOWN OF PARSONSFIELD
 PLANNING BOARD



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

TERRADYN
 CONSULTANTS, LLC

P.O. Box 205
 111 Newbury Lane
 West Gloucester, MA 01960
 Office: (978) 226-5111
 Fax: (978) 221-1317
 www.terradyncorp.com

PROJECT DESCRIPTION
 VILLAGE VARIETY STORE
 SITE LAYOUT & LANDSCAPING PLAN

PREPARED BY
 COLLEEN ALLARD
 10 PARSONSFIELD, MA 02071



Section 6. Title, Right or Interest

Attach copies of deeds, leases, contracts or agreements that establish the applicant's title, right or interest for the proposed site.

Section 7. Distributors

Enter the names and addresses of <u>Distributors</u> who will be picking up the empty containers you redeem. Be sure you periodically obtain a product list from each distributor for your own reference.	
Name	Address
NATIONAL Distributors	
NAPP Distributors	
CORNBARK	

Section 8. Member Dealer Agreements

Applicants must attach copies of all new or revised active *Member Dealer / Redemption Center Agreements*. Applicants for license renewal must also complete the table below with a list of the names and addresses of any active member dealers for whom you have previously submitted copies of your *Member Dealer Redemption Center Agreements*. A "member dealer" is any retailer (including restaurants, bars, cafeterias, etc.) which, due to a lack of space or staff to fully implement container redemption on its premises, has an agreement with the redemption center to provide container deposit redemption services to the dealer's customers. The agreement form is available at www.maine.gov/dep/sustainability/bottlebill.

Enter the names and addresses of <u>Member Dealers</u> for whom you have previously submitted Member Dealer / Redemption Center agreements. (NOTE: To serve additional dealers in your area, you must submit a new dealer agreement to the Department prior to providing services for that dealer.)	
Name	Address

SIGNATURE OF APPLICANT

I understand that I am responsible for ensuring business operations in accordance with all applicable laws and rules, including 38 MRSA, Section 3101 et seq., and 01-001 CMR 360, *Responsibilities of Manufacturers, Distributors, Dealers, Initiators of Deposit, Contracted Agents and Redemption Centers under the Returnable Beverage Container Law.*

I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I, the property owner or lessee, authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

DATE: 1/29/2020 SIGNATURE: Celleen A Allard
 NAME: Celleen A Allard (Print)
 TITLE: Member
 (If other than applicant, attach letter of agent authorization.)

You may submit this application and fee by mail to:

Container Redemption Program, Attn: Scott Wilson
17 State House Station
Augusta, Maine 04333-0017

If you have questions on completing this application or your license, please contact:
Scott Wilson at 207-446-1187 or Scott.Wilson@maine.gov

FOR DEP USE ONLY:	Bureau: <u>L</u>
Received: _____	Fees Paid: _____
EFIS ID: _____	License Sent: _____
EFIS Updated: _____	