

TOWN OF PARSONSFIELD
APPLICATION FOR AN ADMINISTRATIVE APPEAL
TO ZONING BOARD OF APPEALS

Name of Appellant Silver Therapeutics of South Portland, LLC

Mailing Address 238 Main Street, Williamstown, MA 01267

City or Town Williamstown State MA

Telephone 617-312-0712 Map/Lot U04/003

email zack.brandwein@dentons.com

Name of Owner Kezar Commons, LLC (Mark Mounce and Scott Mounce) PO Box 713, Parsonsfield, ME 04047

The undersigned requests that the Board of Appeals Consider this Administrative Appeal:

Relief from the decision, or lack of decision, of the Code Enforcement Officer or Planning Board in regard to an application for a permit. The undersigned believes that (check one):


- An error was made in the denial of the permit
- The denial of the permit was based on a misinterpretation of the ordinance.
- There has been a failure to approve or deny the permit within a reasonable period of time.
- Other Please see attached cover letter.

Please explain in more details the facts surrounding this appeal (please attach a separate piece of paper.) You should be as specific as possible so that the Board of Appeals can give full consideration to your case.

Application for an administrative appeal shall be filed with the **Town Clerk**, who shall notify the Chairman of Board of Appeals. A \$100 Application Fee and \$150 Escrow Fee **MUST** be paid with this application. Additional funds may be required to complete the processing of this appeal.

I certify that the information contained in this application and its supplement is true and correct.

Date: 12/19/2024

Appellant Signature: 

You will be contacted by the Chairman of the Appeals Board to schedule your hearing.

Town of Parsonsfield
Zoning Board of Appeals Fees
Effective Date May 11, 2021
Added Reconsideration and fees paid in advance for all applications
Effective Date July 13, 2021

*Initial Fee will be \$250.00 – To be paid in advance with all Applications

- (1) This Fee Schedule applies to Variance Applications, Administrative Appeals, and Reconsiderations.
- (2) Application Fee: \$100.00 – non refundable
- (3) Escrow Fee: \$150.00 (assumes 2 ads @ \$45 ea. and 8 abutters @ \$7.50 ea.)
- (4) When the Escrow amount does not meet actual expenditures, the applicant shall submit additional funds as specified by the Board. Payment is required to continue the ZBA process.
- (5) Independent Review and Advice/Professional Services: Additional fees may be required if the ZBA requires that a consultant or other appropriate professional advisor review one or more aspects of an application or assist the Board. The consultant or other advisors shall first estimate the cost of the review and the applicant shall deposit, with the Town, the full estimated cost, or a good determination of costs, which the Town shall place in the appellant's escrow account. This fee must be paid before proceeding with the appeal.
- (6) When a Final Signed Decision is made by the ZBA, any outstanding balance shall be paid by the appellant prior to the ZBA releasing the decision. Any remaining funds in the escrow will be reimbursed to the applicant.

Signed: ~~May 11, 2021~~—July 13, 2021 Revision



Edward I. Bower Jr. – Selectboard Chair



Harvey Matcomber – Selectboard Member



Jesse Stacey – Selectboard Member

Via Electronic Mail and FedEx

December 19, 2024

Town of Parsonsfield
Zoning Board of Appeals
634 North Rd
Parsonsfield, Maine 04047

Re: Silver Therapeutics Application for Conditional Use Approval

Dear Members of the Zoning Board of Appeals:

This firm represents Silver Therapeutics of South Portland, LLC (“Silver Therapeutics”). Silver Therapeutics submits this appeal of the Planning Board’s November 20, 2024 determination of an incomplete site plan application pursuant to Article VI, Section 2(A) of the Town Zoning Ordinance (the “Ordinance”).

On October 7, 2024, Silver Therapeutics applied for conditional use approval from the Planning Board (the “Board”) to operate an adult use cannabis store at 18 Federal Road in Parsonsfield (the “Property”). See Silver Therapeutics’ application attached hereto as Attachment 1 (the “Application”). The Application thoroughly documented how the proposed adult use cannabis store satisfies the conditional use criteria in Article IV, Section 3 of the Ordinance.

On November 20, 2024, the Board improperly determined that the Application was not complete because it did not provide site plan review information. The Board was mistaken because the Ordinance does not require site plan approval for an adult use cannabis store in the Village District. Rather, the Ordinance requires that the Board review the Application for conditional use approval.¹

The Ordinance’s Table of Permissible Uses provides that all possible cannabis uses, including an adult use cannabis store in the Village District, must satisfy conditional use review rather than site plan review. See pages 18 through 20 of the Ordinance.

¹ The Board’s November 25, 2024 notice of incomplete application is similarly mistaken because none of the information requested therein is required for conditional use review and approval.

TABLE 1
Table of Permissible Uses

USE/STRUCTURE	V	VR	R	FF	LIO	PW	RC
RESIDENTIAL							
Accessory Structure	P	P	P	P	P	R	N
Group Homes	R	R	R	R	N	R	N
Duplex/Two Family Dwelling	P	P	P	P	N	R	N
Home Occupation	P	P	P	P	P	R	N
Manufactured Housing	P	P	P	P	N	R	N
Mobile Home Park	N	N	R	N	N	N	N
Multi-Family Dwelling	R	R	R	S	N	R	N
Single-family Dwelling	P	P	P	P	N	R	N
Subdivision	R	R	R	R	R	R	R
COMMERCIAL							
Accessory Structure	1	1	1	1	1	1	1
Adult Use Cannabis Store	C	C	N	N	N	N	N
Adult Use Cannabis Cultivation Facility (Tier 1 or Tier 2)	C	C	N	N	N	N	N
Adult Use Cannabis Products Manufacturing Facility	C	C	N	N	N	N	N
Adult Use Cannabis Testing Facility	C	C	N	N	N	N	N

Page 18 of the Ordinance.

INDUSTRIAL							
Manufacturing - Light	R	N	N	N	R	N	N
Manufacturing - Heavy	N	N	N	N	R	N	N
Adult-Use Cannabis Products Manufacturing Facility	C	C	N	N	N	N	N
Adult-Use Cannabis Testing Facility	C	C	N	N	N	N	N
Medical Cannabis Caregiver Facility	C	C	C	C	C	N	N
Medical Cannabis Manufacturing	N	N	N	N	N	N	N

Page 19 of the Ordinance.

Legend:

- V= Village
- VR= Village Residential
- R= Rural Residential
- FF= Forest & Farm
- LIO=Light Industrial Office District PW= Public Water Protection (overlay)
- RC= Resource Conservation

*For any land use not listed on this Table, the Planning Board shall determine which listed land use type is most similar to the non-listed land use and determine the appropriate procedure and the type of permit required.

Key	
Y	Allowed use (no permit required, but the use must comply with all applicable land use standards).
P	Allowed use requires building or use permit from CEO.
R	Use requires site plan review permit from Planning Board following site plan review (may be a minor or major review).
C	Use requires conditional use permit from Planning Board following conditional use review.
S	Use requires special exception permit from Planning Board following site plan review, provided that the applicant shows by substantial evidence:

Page 20 of the Ordinance.

Article III (Site Plan Review), Section 2 provides, “[t]his Article applies to any proposed use listed in the Table of Permissible Uses which requires Site Plan Review.” As noted above, the Ordinance’s Table of Permissible Uses does not require site plan review for an adult use cannabis store in the Village District.²

Regardless, in January 2024, the Planning Board approved a site plan application submitted by the Property owner for “Mixed Uses (Commercial, Retail, Office, Residential, Short-Term Rental, etc.)” As noted in Silver Therapeutics’ Application, the proposed adult use cannabis store will have the same impacts from a land use perspective as any other retail use, including the prior use of the location, and there will be no exterior construction or improvements as part of this project.

Conversely, Article IV, Section 1 of the Ordinance provides, “[a] building, structure, or parcel of land may be employed for a conditional use if the use is specifically listed in the regulations governing the zoning district in which the use is proposed, and if a conditional use permit is approved by the Planning Board.” Article IV also does not state that site plan review is required in addition to conditional use review.

Accordingly, because the Ordinance clearly specifies that an adult use cannabis store in the Village District is only subject to conditional use review, Silver Therapeutics respectfully requests that the Zoning Board of Appeals determine that the Planning Board’s November 20, 2024 determination was an error of law and remand this matter to the Planning Board with instructions that it review the Application for purposes of conditional use review under Article IV of the Ordinance.

Silver Therapeutics appreciates the Zoning Board of Appeals’ attention to this matter and looks forward to a hearing on the same.

Sincerely,
/s/ Zack Brandwein
Zack Brandwein

cc: Silver Therapeutics of South Portland, LLC (via email)

² Despite that the Agenda for the Board’s November 20 meeting noted that the Application was a “Change of Use,” site plan review is also not required for the change of use presented by the Application. Only in Article I, Section 6(b)(3) is site plan review required for the change on an existing non-conforming use to another non-conforming use. This provision, however, is inapplicable because both the existing use and proposed adult use cannabis store are conforming uses within the Village District.

October 7, 2024

Town of Parsonsfield
Planning Board
634 North Road
Parsonsfield, ME 04047

**Re: Conditional Use Approval for Silver Therapeutics at 18 Federal Road,
Parsonsfield, ME 04047**

Dear Members of the Parsonsfield Planning Board:

Silver Therapeutics of South Portland, LLC (hereinafter referred to as “the Company”) is seeking conditional use approval to operate an adult use cannabis store within an approximately, 1,475 square foot unit on the first floor of a multi-unit building located at 18 Federal Road in Parsonsfield.

In January 2024, the Planning Board approved a site plan application submitted by the property owner for “Mixed Uses (Commercial, Retail, Office, Residential, Short-Term Rental, etc.)” The location for the proposed adult use cannabis store was previously occupied by a retail bank outlet. The new proposed retail use will have the same impacts from a land use perspective as any other retail use, including the prior use of the location, and there will be no exterior construction or improvements as part of this project. Accordingly, the Company is requesting waivers for a number of components of the site plan application that contemplate exterior construction or improvements. The only changes to the exterior of the building will be required changes under state and local laws that pertain to building security, including adding perimeter lighting and commercial grade locks.

On October 3, 2024, voters in the Town of Parsonsfield voted to enact amendments to the Town of Parsonsfield Land Use and Development Ordinance to authorize the operation of an adult use cannabis store (and other Cannabis Facilities) as a conditional use. Adult use cannabis stores may be approved as conditional uses by the Planning Board in the Village District and Village Residential District. The property at 18 Federal Road is located within the Village District.

Brief Description of the Applicant

Silver Therapeutics of South Portland, LLC and its affiliates have operated adult use cannabis stores in South Portland, Portland, and Berwick, Maine, complying with stringent state and local regulations and also committing to being a good neighbor in their local communities. Now that the citizens of the Town of Parsonsfield have voted to allow adult use cannabis businesses, the Company is looking forward to bringing its expertise in operating a successful cannabis retail stores to the area.

Right, Title, and Interest

Silver Therapeutics of South Portland, LLC provided a signed letter of intent with the property owner to operate a cannabis store at 18 Federal Road.

Current/Prior Use: Approved for Mixed Use, including Commercial and Retail Uses

Description of the Proposed Use

The Company is proposing an adult use cannabis store.

General Performance Criteria and Standards

For the reasons outlined below, the proposed use meets all general performance criteria and standards specified the Town of Parsonsfield's ordinances.

Neither the proposed use for the proposed site upon which the use will be located is of such a character that the use will have a significant adverse impact upon the value or quiet possession of surrounding properties greater than would normally occur from such a use in the zoning district. Town of Parsonsfield Land Use and Development Ordinance, Article IV, Section 3(A).

1. The size of the proposed use compared with surrounding uses;

The Planning Board previously approved commercial and retail uses on site, and, as described below, the operation of a cannabis store is aligned with the prior approvals, including similar measures of intensity of use and traffic.

2. The intensity of the proposed use, including amount and type of traffic to be generated, hours of operation, expanse of pavement, and similar measures of intensity of use, compared with surrounding uses;

The Planning Board previously approved commercial and retail uses on site, and the operation of a cannabis store is aligned with the prior approvals, including similar measures of intensity of use and traffic. The store will only be open to the public during the hours of 10 AM and 8 PM, Monday through Saturday, in accordance with the local licensing ordinance. These hours are consistent with the hours of operation for other businesses within the Village District. For example, Village Variety, located at 27 Federal Road, operates seven days a week from 5 AM to 10 PM.

Further, the Company expects the volume and type of vehicular traffic generated by the proposed use will be similar or less than that of other permitted or conditional uses within the Village District. The Institute of Transportation Engineers (ITE) offers trip generation data in their Trip Generation Manual, 11th Edition for Marijuana Dispensaries which it defines as “a marijuana dispensary is a stand-alone facility where cannabis is sold to patients or retail consumers in a legal manner.” The ITE data provides that the typical weekday PM peak hour trip generation rate for a cannabis retail store ranges from 2.94 trips per 1,000 SF to a high of 98.68 trips per 1,000 SF, with an average rate of 18.92 trips per 1,000 SF. By way of contrast, ITE data from the ITE Generation Manual (11th Edition, 2021) provides that for a typical weekday on average, for every 1,000 square feet, a Convenience Store Gas Station, such as Village General, generates 155 trips during the AM peak hour and 185 trips during the PM peak hour. Likewise, ITE data from the ITE Generation Manual (11th Edition, 2021) provides that on a typical weekday, for every 1,000 square feet, a Walk-In Bank, such as the prior use, generates between 17.89 and 59 trips during the AM peak hour and .39 and 79 trips during the PM peak hour.

Based on the Company’s other retail stores, located in Portland, South Portland, and Berwick, Maine, the Company anticipates approximately 100-120 trips *per day* and does not anticipate that peak PM one-way visitor trips will exceed 20 per hour.

3. The potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances;

Neither the buildout of the retail store nor the operation of the retail store will generate noise, dust, vibration, glare or smoke as there will be no exterior construction and the operation of the store will be the same as any other retail use, with the exception of additional security measures required under state and local law to provide additional protection for the public as well as for the business.

Lighting

The lighting associated with the proposed uses will not have an adverse impact on any use or structure within 300 feet. Adult use cannabis establishments are required by state law to have exterior lighting at each entry point to the licensed premises that

allows for visibility a distance of 10 feet or more during hours of low light. However, the law expressly allows the use of motion sensor lighting, which the company intends to use. Further, the Company will specifically require employees to assure that all exterior and interior lights are off when they leave for the night. As a result, the building housing the retail store will not create any nuisance or glare.

Odor

The cannabis retail store will not generate odor as product brought into an adult use cannabis store must be pre-packaged in sealed, child-resistant packaging, and is therefore odorless. The facility will utilize best practices in the industry for odor mitigation, including carbon filtration, as required under the town's licensing ordinance, which will further ensure that the operation of the store will not impact any use or structure within 300 feet, while allowing for proper ventilation. Perimeter doors will be kept closed at all times and will effectively prevent any odor from escaping.

Litter

The proposed uses will not have an adverse impact on any use or structure within 300 feet as a result of litter. Under Maine law, personal use cannabis that has been purchased at a cannabis retail store cannot be opened or used until the consumer is within the confines of a private residence. The Company will instruct customers at the time of purchase that the purchase cannot be opened or used on the retail store grounds. Based on the foregoing, cannabis retail stores do not lend themselves to issues related to littering, like a store that sells products that can be consumed immediately, such as a gas station, might. Further, the Company will have standard operating procedures for daily maintenance and upkeep of the interior and exterior of the retail store, including requiring employees to ensure that the exterior of store is free of litter at the start of the day and at the close of business. and upkeep of

4. Unusual physical characteristics of the site, including size of the lot, shape of the lot, topography, and soils, which may tend to aggravate adverse impacts upon surrounding properties;

The site does not have any physical characteristics that would aggravate adverse impacts on surrounding properties.

5. The degree to which landscaping, fencing, and other design elements have been incorporated to mitigate adverse impacts on surrounding properties.

N/A – this criteria is not applicable because, as described above, the proposed use will not have adverse impacts on surrounding properties.

Municipal or other facilities serving the proposed use will not be overburdened or hazards created because of inadequate facilities. Town of Parsonsfield Land Use and Development Ordinance, Article IV, Section 3(B).

1. The ability of traffic to safely move into and out of the site at the proposed location;

The Planning Board previously approved commercial and retail uses at this location after reviewing site plans and information from the Department of Transportation provided by the property owner, which demonstrated the ability of traffic to safely move into and out of the site at the proposed location with the new development. The plans are attached.

2. The presence of facilities to assure the safety of pedestrians passing by or through the site;

The Planning Board previously approved commercial and retail uses at this location after reviewing site plans and information from the Department of Transportation provided by the property owner, which demonstrated the presence of facilities to assure the safety of pedestrians passing by or through the site. The plans are attached.

3. The capacity of the street network to accommodate the proposed use;

The Planning Board previously approved commercial and retail uses at this location after reviewing site plans and information from the Department of Transportation provided by the property owner, which demonstrated the capacity of the street network to accommodate such uses. The plans are attached.

4. The capacity of sewerage and water supply systems to accommodate the proposed use;

The location has already been approved for Mixed Use, including commercial and retail uses, and no additional exterior construction is contemplated by this project. With regard to water and sewerage use, the operation of an adult use cannabis store is no different from the operation of any other type of retail store. The Planning Board previously approved commercial and retail uses at this location after reviewing site plans and other information provided by the property owner, which demonstrated the capacity of sewerage and water supply systems to accommodate such uses.

5. The capacity of the storm drainage system to accommodate the proposed use;

In recently approving this location for Mixed Use, including commercial and retail uses, this Planning Board determined that the location's storm water drainage had sufficient capacity to support commercial and retail uses. As the proposed use is a retail store, and no additional exterior construction, including but not limited increasing impermeable surface area on the property, is contemplated by this project, there is no basis for this Board to reach a different result here.

6. The ability of the fire department to provide necessary protection services to the site and development.

In recently approving the location for Mixed Use, including commercial and retail uses, this Planning Board determined this criteria to have been met. There is nothing about the proposed use, which is a retail use and will not include exterior construction or improvements, that would support the Board reaching a different result here.

The natural characteristics of the site, including topography, drainage, and relationship to ground and surface waters and flood plains, shall not be such that the proposed use when placed on the site will cause undue harm to the environment or to neighboring properties. Town of Parsonsfield Land Use and Development Ordinance, Article IV, Section 3(C).

The location has already been approved for Mixed Use, including commercial and retail uses, and no additional exterior construction is contemplated by this project.

For conditional use permit applications in shoreland areas, the Planning Board shall additionally find that the proposed use meets the following criteria as required by Article V, Section 4.A.5. Town of Parsonsfield Land Use and Development Ordinance, Article IV, Section 3(C).

The location has already been approved for Mixed Use, including commercial and retail uses, and no additional exterior construction is contemplated by this project. The landlord obtained all required approvals from the Saco River Corridor Commission for the development of this property.

Cannabis-Specific Performance Standards

The facility is located in the Village District, where adult use cannabis stores are a conditional use. The facility is more than 750 feet from the nearest lot line of a parcel of a property containing another Cannabis Facility or a pre-existing public or private school or daycare licensed by the State of Maine. Accordingly, the application complies with the additional setback requirements in the Town of Parsonsfield Cannabis Facility Licensing Ordinance (Section 7(A)).

The operation of the cannabis store will comply with all applicable state and local laws, including requirements relating to access, ventilation, waste disposal, security, and preventing loitering. The store will not engage in any outdoor operations and will only be open for business to the general public between the hours of 10 AM and 8 PM, Monday through Saturday. The cannabis store will maintain all required state and local permits and licenses to operate the cannabis business. The Company already obtained a conditional license from the Maine Office of Cannabis Policy, which is included in the application packet. The Company will also obtain and maintain the requisite insurance coverage under the licensing ordinance and will comply with provisions in the ordinance relating to inspections.

Requested Waivers

As noted in the attached checklist, the applicant is requesting waivers from certain requirements that are not relevant to this project because there will be no exterior construction and minimal improvements necessary on the interior.

The requested waivers are for the following:

- The name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan
- Bearings and distances of all property lines of property to be developed and source of information
- 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
- Location, names and present widths of existing streets and rights-of-way within or adjacent to the proposed development
- 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
- Location, dimensions and ground floor elevations Above Ground Level (AGL) of all proposed buildings

- Location and dimensions of proposed driveways, parking and loading areas, and walkways
- Location and dimensions of all provisions for water supply and wastewater disposal
- Direction and route of proposed surface water drainage
- Proposed landscaping and buffering
- Schedule of construction, including anticipated beginning and completion dates

Conclusion

Because Silver Therapeutics proposed use meets the criteria for conditional use approval, we respectfully request that the Planning Board grant its request for conditional use approval to operate an adult use cannabis store at 18 Federal Road, where commercial and retail uses have previously been approved. If you have any further questions, I am available any time by phone (207) 835-4354 or by email (hannah.king@dentons.com). Thank you very much for your consideration.

Sincerely,

/s/ Hannah E. King

Dentons Bingham Greenebaum LLP
Hannah E. King, Esq
Partner

HEK:med

TOWN OF PARSONSFIELD Planning Board

634 North Rd, Parsonsfield, Maine 04047

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

Site Plan Review Application

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

Date CEO Reviewed & Accepted: _____

Date Received and Paid for at Clerk's Office: _____

Date Received by Planning Board Administrative Assistant: _____

Planning Board Administrative Assistant Signature: _____

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)

Silver Therapeutics of South Portland, LLC

238 Main Street, Williamstown, MA 01267

Property Owner(s): Name & Mailing Address

Kezar Commons, LLC (Mark Mounce and Scott Mounce)

P.O. Box 713, Parsonsfield, ME 04047

Telephone: 617-312-0712

Telephone: 480-747-7748

Applicant's Signature: _____

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: _____

Site Location/Address 18 Federal Road, Parsonsfield, ME 04047

Tax Map# U04

Lot# 003

Zoning District: Village District

Acreage of subject parcel: 0.3 acres

Current Use of Property Mixed Use/Commercial

Proposed Use of Property Retail - adult use cannabis store

Previous Approvals: List all previous uses, variances or special conditions associated with this property. Mixed Uses (Commercial, Retail, Office, Residential, Short-Term Rental, etc.) - approved January 2024

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.	Attached - abutters list form
b.	Attached - sketch map
c.	Attached - contiguous boundaries of land owned by property owner
d.	Attached - documentation showing right, title and interest (signed letter of intent)
e.	N/A - no proposed exterior construction
f.	N/A - no proposed exterior construction
g.	N/A - no proposed exterior construction
h.	N/A - no proposed exterior construction
i.	Attached - site plans for existing development
j.	Attached - site plans for existing development
k.	Attached - site plans for existing development
l.	N/A - no exterior construction or new landscaping
m.	Attached - proposed signage
n.	Attached - from the intersection going north is a shaded area that depicts ingress/egress easement - no new construction
o.	N/A - no building setbacks, yards and buffers required by local ordinances - 750 foot setback from pre-existing public or private schools, licensed daycares, or other cannabis facilities in licensing ordinance is met
p.	N/A - no exterior construction
q.	N/A - no exterior construction
r.	N/A - no exterior construction municipal water supply
s.	N/A - no exterior construction
t.	Attached - proposed signage
u.	Attached - location and type of exterior lighting
v.	N/A - no new proposed landscaping or buffering
w.	Attached - conditional license for adult use cannabis store
x.	N/A - no new exterior construction
y.	Space on the plans has been provided

ABUTTERS LIST FORM

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

ABUTTER NAME(S): Eagle Creek Renewable Energy

MAILING ADDRESS: P.O. Box 167

CITY/STATE/ZIP: Neshkoro, WI 54960

PROPERTY ADDRESS: 10 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 001

ABUTTER NAME(S): Kezar Falls Millworx, LLC

MAILING ADDRESS: 634 North Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 0 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 002

ABUTTER NAME(S): David L. Gilpatric

MAILING ADDRESS: 296 A Spec Pond Road

CITY/STATE/ZIP: Porter, ME 04068-3447

PROPERTY ADDRESS: 20 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 004

ABUTTER NAME(S): Richard Z. Jiang

MAILING ADDRESS: 51 Dewaynes Way

CITY/STATE/ZIP: Gorham, ME 04038

PROPERTY ADDRESS: 24 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 005

ABUTTER NAME(S): Richard Z. Jiang

MAILING ADDRESS: 51 Dewaynes Way

CITY/STATE/ZIP: Gorham, ME 04038

PROPERTY ADDRESS: 28 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 006

ABUTTER NAME(S): Kezar Falls Millworx, LLC

MAILING ADDRESS: P.O. Box 713

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 10 Mill Street, Parsonsfield, ME 04047

MAP # U04 LOT # 007

ABUTTER NAME(S): Sugar N Spice Bakery LLC

MAILING ADDRESS: P.O. Box 744

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 32 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 008

ABUTTER NAME(S): April L. & Michael S. Mason

MAILING ADDRESS: P.O. Box 134

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 34 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 009

ABUTTER NAME(S): David W. Wright

MAILING ADDRESS: P.O. Box 33

CITY/STATE/ZIP: Parsonsfield, ME 04047, Parsonsfield, ME 04047

PROPERTY ADDRESS: 36 Federal Road

MAP # U04 LOT # 010

ABUTTER NAME(S): Ossipee Landing LLC

MAILING ADDRESS: P.O. Box 713

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 40 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 011

ABUTTER NAME(S): Benay C. Vania

MAILING ADDRESS: P.O. Box 321

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 42 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 012

ABUTTER NAME(S): Teresa Settell

MAILING ADDRESS: 48 Federal Road, P.O. Box 201

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 48 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 013

ABUTTER NAME(S): Michael G. & Jamie L. Pirini

MAILING ADDRESS: P.O. Box 321

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 54 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 014

ABUTTER NAME(S): David C. & Ressa A. Desjardins

MAILING ADDRESS: 56 Federal Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 56 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 014-A

ABUTTER NAME(S): Dennis E. Gardner

MAILING ADDRESS: 26 Stewart Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 26 Stewart Street, Parsonsfield, ME 04047

MAP # U04 LOT # 016-002

ABUTTER NAME(S): Nathan P. Mills & Dennis O. Dobson

MAILING ADDRESS: 51 Federal Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 51 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 020

ABUTTER NAME(S): Harriet B. & Susan Packard, Janet & Mark & Diane Packard

MAILING ADDRESS: P.O. Box 130

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 47 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 021

ABUTTER NAME(S): Robert J. Bergeron

MAILING ADDRESS: 41 Federal Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 41 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 022

ABUTTER NAME(S): Francis E. McMurrrough

MAILING ADDRESS: P.O. Box 2830

CITY/STATE/ZIP: Taos, NM 87557

PROPERTY ADDRESS: 35 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 023

ABUTTER NAME(S): Leslie & Rob Croteau

MAILING ADDRESS: 634 North Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 0 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 025

ABUTTER NAME(S): Leslie M. & Robert S. Croteau

MAILING ADDRESS: 126 First County Road

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 31 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 026

ABUTTER NAME(S): Kezar Falls Library

MAILING ADDRESS: c/o Faith Logan, P.O. Box 11

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 2 Wadleigh Street, Parsonsfield, ME 04047

MAP # U04 LOT # 027

ABUTTER NAME(S): Christina C. Roush

MAILING ADDRESS: 1018 South Street

CITY/STATE/ZIP: Dayton, ME 04005

PROPERTY ADDRESS: 8 Wadleigh Street, Parsonsfield, ME 04047

MAP # U04 LOT # 028

ABUTTER NAME(S): Harold K. & Heather L. Jordan

MAILING ADDRESS: 10 Wadleigh Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 12 Wadleigh Street, Parsonsfield, ME 04047

MAP # U04 LOT # 029

ABUTTER NAME(S): Ausashia Day

MAILING ADDRESS: 15 Wadleigh Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 15 Wadleigh Street, Parsonsfield, ME 04047

MAP # U04 LOT # 037-A

ABUTTER NAME(S): HEG 27 Federal Road LLC

MAILING ADDRESS: 2 International Way

CITY/STATE/ZIP: Lawrence, MA 01843

PROPERTY ADDRESS: 27 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 040

ABUTTER NAME(S): Peter Cormier

MAILING ADDRESS: P.O. Box 326

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 23 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 042

ABUTTER NAME(S): Town of Parsonsfield Parking Lot

MAILING ADDRESS: 634 North Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 0 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 043

ABUTTER NAME(S): Kezar Falls Mail, LLC

MAILING ADDRESS: P.O. Box 223

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 15 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 044

ABUTTER NAME(S): Bell Atlantic Corp., New England Telephone Co.

MAILING ADDRESS: 2116 South 17th Street

CITY/STATE/ZIP: Mattoon, IL 61938

PROPERTY ADDRESS: 17 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 044-001

ABUTTER NAME(S): Patricia A. Lombard, Patricia A. & Christopher D. Lombard Trustees

MAILING ADDRESS: 20 Fox Ave

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 0 Sunnydale Lane, Parsonsfield, ME 04047

MAP # U04 LOT # 044-A

ABUTTER NAME(S): Mathias J. Florenz & Elizabeth Davis

MAILING ADDRESS: 6 Elm Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 6 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 045

ABUTTER NAME(S): Garry L. & Marge M. Dooley

MAILING ADDRESS: 10 Elm Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 10 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 046

ABUTTER NAME(S): Richard L. Patnaude & Rachel Trafican

MAILING ADDRESS: 14 Elm Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 14 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 047

ABUTTER NAME(S): Judith A. Emery

MAILING ADDRESS: 2 Sunnydale Lane

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 2 Sunnydale Lane, Parsonsfield, ME 04047

MAP # U04 LOT # 048

ABUTTER NAME(S): Amanda R. Hynes & James P. Madgey Jr.

MAILING ADDRESS: 4 Sunnydale Lane

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 4 Sunnydale Lane, Parsonsfield, ME 04047

MAP # U04 LOT # 049

ABUTTER NAME(S): David J. & Nancy J. Campbell

MAILING ADDRESS: 206 New Settlement Road

CITY/STATE/ZIP: Hiram, ME 04041

PROPERTY ADDRESS: 8 Sunnydale Lane, Parsonsfield, ME 04047

MAP # U04 LOT # 050

ABUTTER NAME(S): Tammy Doke & Mark O'Neil

MAILING ADDRESS: 22 Fox Ave

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 22 Fox Ave, Parsonsfield, ME 04047

MAP # U04 LOT # 053

ABUTTER NAME(S): Gregory A. Van Der Riet

MAILING ADDRESS: 29 Gardner Ave, P.O. Box 229

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 21 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 059

ABUTTER NAME(S): Frederic Graham

MAILING ADDRESS: 17 Elm Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 17 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 060

ABUTTER NAME(S): James Hanscom

MAILING ADDRESS: 85 Old Limington Road

CITY/STATE/ZIP: Cornish, ME 04020

PROPERTY ADDRESS: 13 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 061

ABUTTER NAME(S): Arthur E. & Joanne Montgomery

MAILING ADDRESS: 12 Charles Way

CITY/STATE/ZIP: Millis, MA 02054

PROPERTY ADDRESS: 9 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 062

ABUTTER NAME(S): Mathias J. Florenz & Elizabeth Davis

MAILING ADDRESS: 6 Elm Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

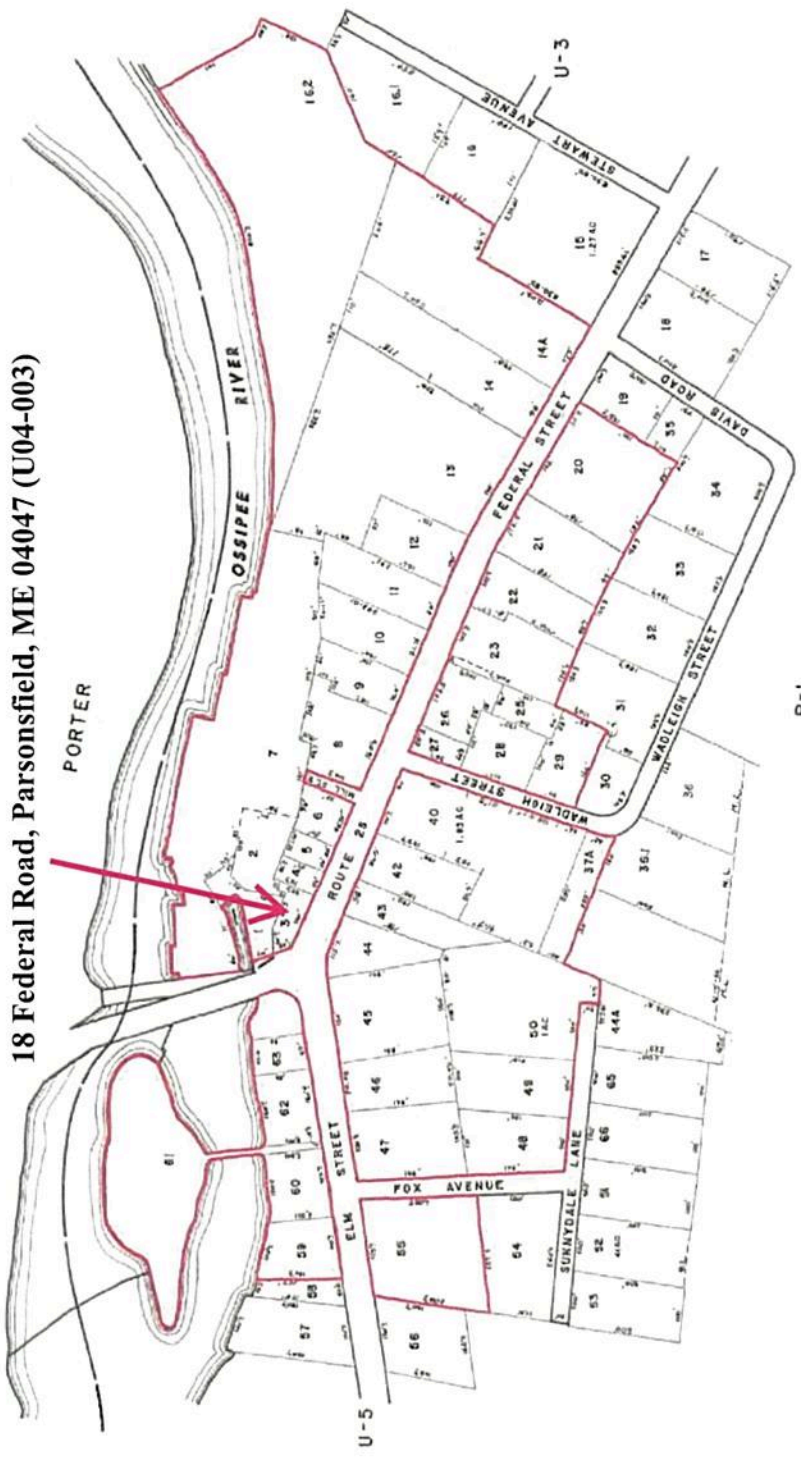
PROPERTY ADDRESS: 0 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 063



18 Federal Road, Parsonsfield, ME 04047 (U04-003)

PORTER



RE PARCEL: 17, 24, 31, 33, 41

JOHN E. O'DONNELL & ASSOCIATES
ALBANY, MAINE
1870

PROPERTY MAP
PARSONSFIELD, MAINE

0 100 200
SCALE IN FEET

U-4

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): Judith A. Good & Estate of Rodney C. Good

MAILING ADDRESS: 510 E. 20th Street, Apt. 7D

CITY/STATE/ZIP: New York, NY 10009

PROPERTY ADDRESS: 10 Oak Street, Porter, ME 04068

MAP # U01 LOT # 001

ABUTTER NAME(S): Sonya & Joseph Burke

MAILING ADDRESS: 39 Main Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 39 Main Street, Porter, ME 04068

MAP # U01 LOT # 002

ABUTTER NAME(S): Dunbar Property Management, LLC

MAILING ADDRESS: P.O. Box 194

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 37 Main Street, Porter, ME 04068

MAP # U01 LOT # 003

ABUTTER NAME(S): Jean C. Stanley

MAILING ADDRESS: P.O. Box 172

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 33 Main Street, Porter, ME 04068

MAP # U01 LOT # 004

ABUTTER NAME(S): Richard C. Burbank

MAILING ADDRESS: P.O. Box 485

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 29 Main Street, Porter, ME 04068

MAP # U01 LOT # 005

ABUTTER NAME(S): Smooth Feather Productions, LLC

MAILING ADDRESS: 475 Porterfield Road

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 21 Main Street, Porter, ME 04068

MAP # U01 LOT # 006

ABUTTER NAME(S): Mark C. & Mary E. Howland

MAILING ADDRESS: 42 School Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 17 Main Street, Porter, ME 04068

MAP # U01 LOT # 007

ABUTTER NAME(S): Michelle E. Petrin

MAILING ADDRESS: 21 Bridge Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 21 Bridge Street, Porter, ME 04068

MAP # U01 LOT # 008

ABUTTER NAME(S): Richard E. Merritt

MAILING ADDRESS: 683 Sebago Road

CITY/STATE/ZIP: Sebago, ME 04029

PROPERTY ADDRESS: 17 Bridge Street, Porter, ME 04068

MAP # U01 LOT # 009

ABUTTER NAME(S): Ann Norton

MAILING ADDRESS: P.O. Box 366

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 15 Bridge Street, Porter, ME 04068

MAP # U01 LOT # 010

ABUTTER NAME(S): Tillman A. Thompson II

MAILING ADDRESS: 13 Bridge Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 13 Bridge Street, Porter, ME 04068

MAP # U01 LOT # 011

ABUTTER NAME(S): Town of Porter

MAILING ADDRESS: 71 Main Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: River Street, Porter, ME 04068

MAP # U01 LOT # 012

ABUTTER NAME(S): Dunbar Property Management, LLC

MAILING ADDRESS: P.O. Box 194

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 14 River Street, Porter, ME 04068

MAP # U01 LOT # 013

ABUTTER NAME(S): John L. Cote

MAILING ADDRESS: 22 River Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 22 River Street, Porter, ME 04068

MAP # U01 LOT # 014

ABUTTER NAME(S): Dunbar Property Management, LLC

MAILING ADDRESS: P.O. Box 194

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 26 River Street, Porter, ME 04068

MAP # U01 LOT # 015

ABUTTER NAME(S): Steven H. & Beverly J. Simpson

MAILING ADDRESS: P.O. Box 282

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 33 River Street, Porter, ME 04068

MAP # U01 LOT # 016

ABUTTER NAME(S): Steven H. & Beverly J. Simpson

MAILING ADDRESS: P.O. Box 282

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 33 River Street, Porter, ME 04068

MAP # U01 LOT # 017

ABUTTER NAME(S): Call Properties, LLC

MAILING ADDRESS: 200 Maple Street

CITY/STATE/ZIP: Cornish, ME 04020

PROPERTY ADDRESS: 2527 River Street, Porter, ME 04068

MAP # U01 LOT # 018

ABUTTER NAME(S): Melton Goodwin

MAILING ADDRESS: 7 First County Road

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 23 River Street, Porter, ME 04068

MAP # U01 LOT # 019

ABUTTER NAME(S): Laurel A. Valley

MAILING ADDRESS: 19 River Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 19 River Street, Porter, ME 04068

MAP # U01 LOT # 020

ABUTTER NAME(S): Christopher J. Smith

MAILING ADDRESS: P.O. Box 336

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 15 River Street, Porter, ME 04068

MAP # U01 LOT # 021

ABUTTER NAME(S): John H. Gaffey

MAILING ADDRESS: 13 River Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 13 River Street, Porter, ME 04068

MAP # U01 LOT # 022

ABUTTER NAME(S): FSH of Porter LLC

MAILING ADDRESS: 153B Pickpocket Road

CITY/STATE/ZIP: Brentwood, NH 03833

PROPERTY ADDRESS: 5 River Street, Porter, ME 04068

MAP # U01 LOT # 023

ABUTTER NAME(S): John T. O'Donnell

MAILING ADDRESS: 108 Mason Road

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 3 River Street, Porter, ME 04068

MAP # U01 LOT # 024

ABUTTER NAME(S): FSH of Porter LLC

MAILING ADDRESS: 153B Pickpocket Road

CITY/STATE/ZIP: Brentwood, NH 03833

PROPERTY ADDRESS: Ridlon Lane, Porter, ME 04068

MAP # U01 LOT # 025

ABUTTER NAME(S): Alan R. Simpson & Katey Conner

MAILING ADDRESS: P.O. Box 534

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 34 Ridlon Lane, Porter, ME 04068

MAP # U01 LOT # 026

ABUTTER NAME(S): Bauneg Beg Holdings LLC

MAILING ADDRESS: P.O. Box 284

CITY/STATE/ZIP: Sanford, ME 04073

PROPERTY ADDRESS: 1 Bridge Street, Porter, ME 04068

MAP # U01 LOT # 027

ABUTTER NAME(S): Eagle Creek Development Holdings, LLC

MAILING ADDRESS: P.O. Box 167

CITY/STATE/ZIP: Neshkoro, WI 54960

PROPERTY ADDRESS: Kezar Falls Hydro, Porter, ME 04068

MAP # U01 LOT # 029

ABUTTER NAME(S): Merritt Family Properties LLC

MAILING ADDRESS: 683 Sebago Road

CITY/STATE/ZIP: Sebago, ME 04029

PROPERTY ADDRESS: 6 School Street, Porter, ME 04068

MAP # U01 LOT # 030

ABUTTER NAME(S): Eugene & Cynthia Tewksbury

MAILING ADDRESS: P.O. Box 297

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 8 School Street, Porter, ME 04068

MAP # U01 LOT # 031

ABUTTER NAME(S): Riverside Methodist Church

MAILING ADDRESS: P.O. Box 26

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 5 School Street, Porter, ME 04068

MAP # U01 LOT # 071

ABUTTER NAME(S): Town of Porter

MAILING ADDRESS: 71 Main Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 71 Main Street, Porter, ME 04068

MAP # U02 LOT # 098

ABUTTER NAME(S): Albert J. Burbank

MAILING ADDRESS: 61 Main Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 61 Main Street, Porter, ME 04068

MAP # U02 LOT # 099

ABUTTER NAME(S): Steven C. & Jennifer E. Lee Wilkin

MAILING ADDRESS: 168 Senator Black Road

CITY/STATE/ZIP: West Baldwin, ME 04091

PROPERTY ADDRESS: 55 Main Street, Porter, ME 04068

MAP # U02 LOT # 100

ABUTTER NAME(S): **Daniel & Renee Lemieux**

MAILING ADDRESS: **32 Loon Point Road**

CITY/STATE/ZIP: **Parsonsfield, ME 04047**

PROPERTY ADDRESS: **53 Main Street, Porter, ME 04068**

MAP # **U02** LOT # **101**

ABUTTER NAME(S): **Hannah & Travis May**

MAILING ADDRESS: **7 Oak Street**

CITY/STATE/ZIP: **Porter, ME 04068**

PROPERTY ADDRESS: **7 Oak Street, Porter, ME 04068**

MAP # **U02** LOT # **102**

ABUTTER NAME(S): **Jeffrey A. Dearborn**

MAILING ADDRESS: **28 River Street**

CITY/STATE/ZIP: **Porter, ME 04068**

PROPERTY ADDRESS: **28 River Street, Porter, ME 04068**

MAP # **U02** LOT # **103**

ABUTTER NAME(S): **Richard E. & Denise J. Day**

MAILING ADDRESS: **P.O. Box 260**

CITY/STATE/ZIP: **Parsonsfield, ME 04047**

PROPERTY ADDRESS: **36 River Street, Porter, ME 04068**

MAP # **U02** LOT # **104**

ABUTTER NAME(S): **Richard E. & Denise J. Day**

MAILING ADDRESS: **P.O. Box 260**

CITY/STATE/ZIP: **Parsonsfield, ME 04047**

PROPERTY ADDRESS: **36 River Street, Porter, ME 04068**

MAP # **U02** LOT # **105**

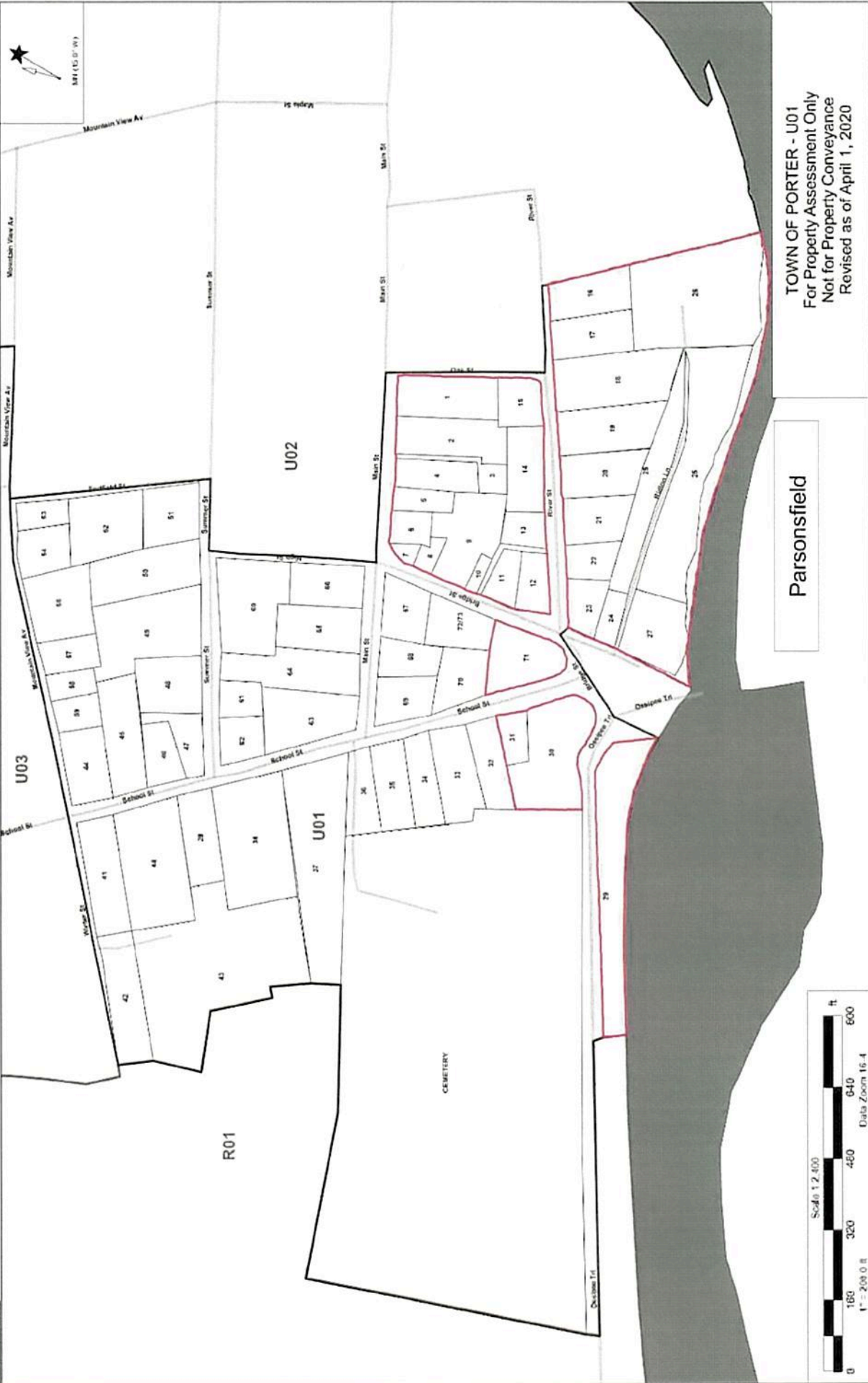
ABUTTER NAME(S): **Rosalie M. Jordan** _____

MAILING ADDRESS: **P.O. Box 186** _____

CITY/STATE/ZIP: **Parsonsfield, ME 04047** _____

PROPERTY ADDRESS: **41 River Street, Porter, ME 04068** _____

MAP # **U02** LOT # **106** _____



TOWN OF PORTER - U01
 For Property Assessment Only
 Not for Property Conveyance
 Revised as of April 1, 2020

Parsonsfield



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TOWN OF PORTER - U02
 For Property Assessment Only
 Not for Property Conveyance
 Revised as of April 1, 2020

Hiram

Parsonsfield

R06

U03

U02

U01



B - Sketch Map Showing Location of Site



TAX MAPS REVISED
4/1/2022

JOHN E. DONNELL & ASSOCIATES
ALBANY, MAINE
01702

PROPERTY MAP
PARSONSFIELD, MAINE

U-4



PROJ. DATA

PROJECT NO.	1234567890
DATE	12/12/2023
SCALE	1" = 30' ±
SHEET NO.	AS1
TOTAL SHEETS	3
DESIGNED BY	JMM
CHECKED BY	MMA
DATE	12/12/2023

FOR REVIEW	THE STANDLEY @ KEZAR FALLS THE VILLAGE OF KEZAR FALLS, MAINE	KEZAR COMMONS LLC P.O. BOX 713 PARSONSFIELD, ME 04967 480-241-7748
Site Plan	12/12/2023 JMM MMA	1" = 30' ± AS1

D - Demonstration of Right, Title and Interest

Silver Therapeutics
238 Main Street
Williamstown, MA 01267

TERM SHEET: This LOI may be submitted by the Tenant to the municipality as evidence of its site control.

SUBLEASING & ASSIGNMENT: Tenant shall not be permitted to sublease or assign the Lease.

OTHER: This Letter of Intent is not a contract or binding agreement, and neither party intends that the preliminary understandings contained herein represent a final agreement with respect to the lease of the Property. The purpose of this Letter of Intent is to outline potential terms for the lease of the Property to allow the parties to evaluate whether there is sufficient interest to proceed with the negotiation and execution of a Lease, but for the avoidance of doubt, neither this Letter of Intent nor its acceptance shall give rise to any legally binding or enforceable obligation on any party. Landlord and Tenant will each be free to terminate negotiations at any time prior to both parties executing a Lease. No contract or agreement providing for any transaction involving the Property shall be deemed to exist between Landlord and Tenant unless and until a final Lease has been negotiated, executed and delivered by both parties. Each party shall be responsible for its own expenses in connection with the negotiation and/or execution of a Lease. Any actions taken by either party in reliance on this Letter of Intent shall be at such party's own risk.

AGREED:

LANDLORD

Kezar Commons, LLC



By: Mark Mounce, Manager

Date:

TENANT

Silver Therapeutics of South Portland, LLC



By: Joshua Fung

Date: 10/1/24

Silver Therapeutics
238 Main Street
Williamstown, MA 01267

September 30, 2024

RE: Nonbinding Letter of Intent to Lease Portion of Stanley Building

Dear Mark and Scott:

This Non-binding Letter of Intent ("LOI") sets forth the terms and conditions under which Kezar Commons, LLC (hereinafter referred to as "Landlord") is willing to enter into lease negotiations with Silver Therapeutics of South Portland, LLC (hereinafter referred to as "Tenant") for space at the below-referenced building. Landlord and Tenant each acknowledge that a transaction of this type involves terms and conditions which have not yet been agreed upon, and that this Letter of Intent is in no way intended to be a complete or definitive statement of all the terms and conditions of the proposed transaction, but contemplates, and is subject to and conditioned upon, the negotiation and mutual execution and delivery of a written Lease. The terms being discussed are as follows:

TENANT: Silver Therapeutics of South Portland, LLC or a subsidiary thereof to be formed

LANDLORD: Kezar Commons, LLC

PROPERTY: Stanley Building located at 14-18 Federal Road, Parsonsfield, ME 04047

DEMISED PREMISES: The east suite of the first floor of the Stanley Building, located at 18 Federal Street. The demised premises shall be deemed to contain 1,479+/-SF. The space was formerly occupied by a retail bank outlet.

LEASE TERM AND RENEWAL OPTION(S): Two (2) year initial term with Five (5) successive two (2) year renewal options provided no less than 12 months prior written notification is given to Landlord of Tenant's intent not to renew the Lease. Should Tenant fail to provide such notice, the Lease shall automatically renew.

RENT: [REDACTED] per month ("Base Rent") plus Tenant's pro rata share of Landlord's costs for insurance, real estate taxes, and other operating expenses ("Additional Rent").

RENEWAL TERM: 3% escalation per renewal

LEASE COMMENCEMENT: The Lease Commencement Date shall be the date that Tenant receives all approvals for its contemplated use of the Leased Property ("Approvals"); provided that if Tenant does not receive all requisite Approvals by June 1, 2025, then this LOI shall terminate and be of no further force and effect. Upon receipt of all Approvals, Tenant will provide written notice to Landlord. Unless and until Tenant provides Landlord with notice of receipt of all Approvals, Landlord may rent any portion (or the entirety) of the leased premises to any third party. This LOI is not exclusive.

Porter - 500 FT ABUTTERS LIST
 SUBJECT PROPERTY: 10 FEDERAL RD, PARSONSFIELD, ME 04047

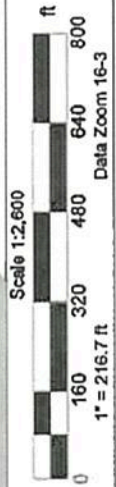
Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
BAUNEG BEG HOLDINGS LLC		PO BOX 284		SANFORD	ME	04073
BURBANK, ALBERT J			61 MAIN STREET	PORTER	ME	04068
BURBANK, RICHARD C			P O BOX 485	PARSONSFIELD	ME	04047
BURKE, SONYA	BURKE, JOSEPH	39 MAIN ST		PORTER	ME	04068
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.	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



MN (15.2" W)

Parsonsfield

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





MN (15.2° W)

Hiram

Parsonsfield

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

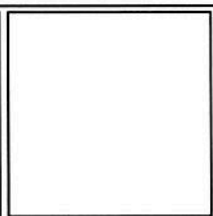


Data was subject to errors.
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KEZAR COMMONS
 LLC
 P.O. BOX 713
 PARSONSFIELD, ME 04047
 465-747-7748
 mark@kezarcommons.com

Rev.	Description	Date

STANLEY BUILDING
 18 FEDERAL RD
 PARSONSFIELD, ME
 04047



MDOT LOCATION MAP


Project Number: 1-223
 Date: 6/7/2013
 Sheets: MM
 Checked By: MM
A1.1

METRIC

1. All dimensions are in METRIC UNITS UNLESS OTHERWISE NOTED
 2. All measurements and dimensions are in METERS

INCHES	25.4	mm
FEET	304.8	mm
MILES	1609.3	mm

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION



PARSONSFIELD - PORTER
 YORK - OXFORD COUNTY
 ROUTE 25
 CANAL BRIDGE AND KEZAR FALLS BRIDGE IMPROVEMENT
 PROJECT NO. BH-012P(43)X
 PROJECT NO. BH-012P(44)X
 PROJECT LENGTH - 0.315 KILOMETERS

PLAN LEGEND

	RIGHT OF WAY
	EXISTING PAVEMENT
	PROPOSED PAVEMENT
	EXISTING ROADWAY
	PROPOSED ROADWAY
	EXISTING BRIDGE
	PROPOSED BRIDGE
	EXISTING STRUCTURE
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	PROPOSED STRUCTURE

SCALES

PLAN 1" = 100'

SECTION 1" = 10'

INDEX OF SHEETS

1 - TIE SHEET
 2 - CANAL BRIDGE AND KEZAR FALLS BRIDGE IMPROVEMENT
 3 - A - BENT AND APPROACH

INDEX OF SHEETS

1 - TIE SHEET
 2 - CANAL BRIDGE AND KEZAR FALLS BRIDGE IMPROVEMENT
 3 - A - BENT AND APPROACH


PROJECT AREA

A PORTION OF YORK - OXFORD COUNTY
 ROUTE 25

TRAFFIC DATA

JOB NO.	DATE	14 DAY		30 DAY		60 DAY		TOTAL
		AM	PM	AM	PM	AM	PM	
250	6/27	27	23	18	15	50	46	136
251	6/27	27	23	18	15	50	46	136
252	6/27	27	23	18	15	50	46	136
253	6/27	27	23	18	15	50	46	136
254	6/27	27	23	18	15	50	46	136
255	6/27	27	23	18	15	50	46	136
256	6/27	27	23	18	15	50	46	136
257	6/27	27	23	18	15	50	46	136
258	6/27	27	23	18	15	50	46	136
259	6/27	27	23	18	15	50	46	136
260	6/27	27	23	18	15	50	46	136

APPROVED



STATE OF MAINE
 DEPARTMENT OF TRANSPORTATION

[Signature]
 CIVIL ENGINEER

STATE OF MAINE
 DEPARTMENT OF TRANSPORTATION

[Signature]
 CIVIL ENGINEER

NO.	ITEM NO.	DESCRIPTION	DATE	BY
1	1	18 FEDERAL RD		
2	2	18 FEDERAL RD		
3	3	18 FEDERAL RD		
4	4	18 FEDERAL RD		

ROBINSON MANUFACTURING COMPANY
 ITEM NO. (1)
 TEMP. CONST. EASE + 19732 33' (0)

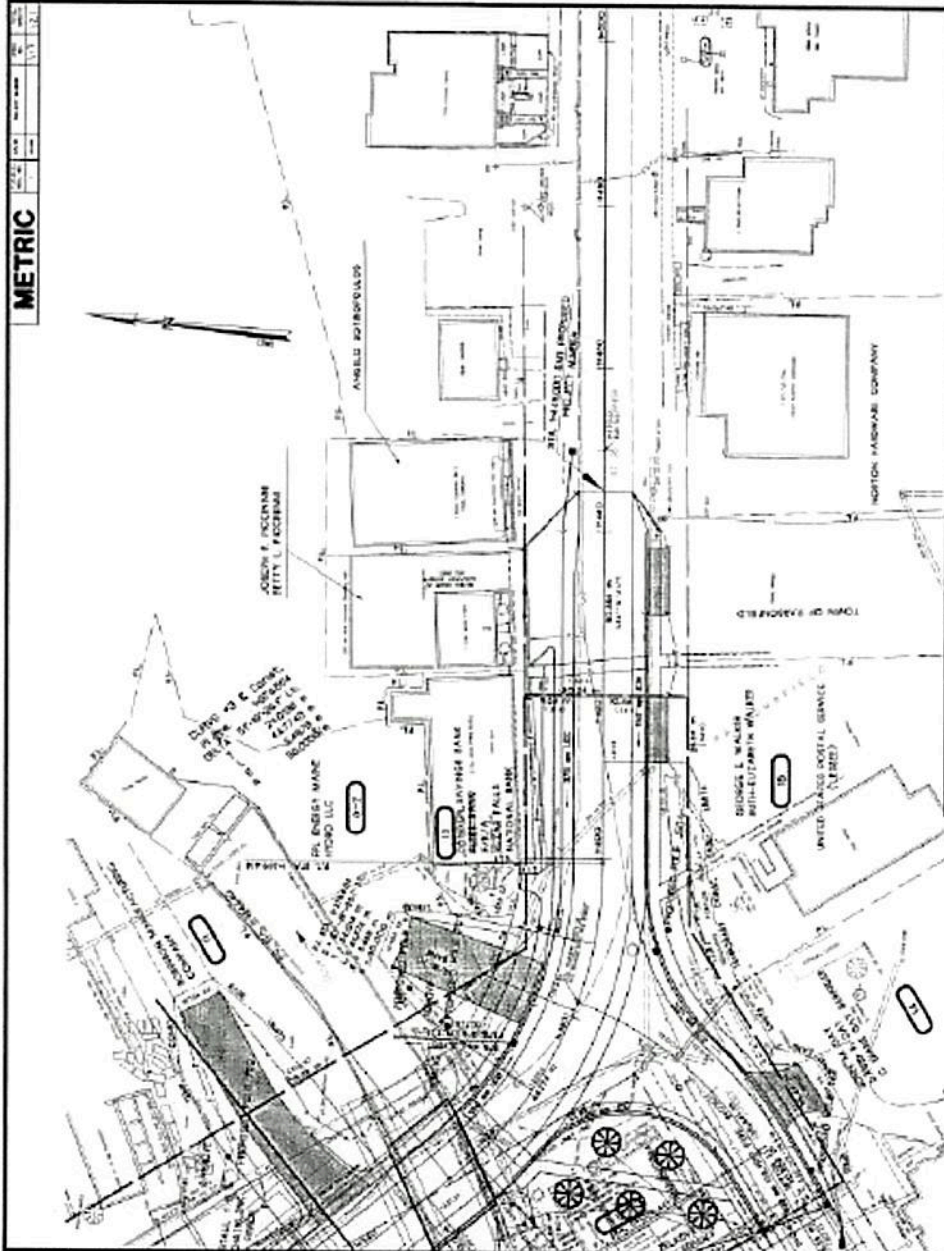
ESTELLE BETTY ZELMAN
 ITEM NO. (2)
 LAND TAKER + 27402 3F. (ENTIRE LOT)

EN HARVEY MAINE HYDRO LLC
 ITEM NO. (3)
 TEMP. CONST. EASE + 10926 52' (0)

BANKER SAVINGS BANK
 ITEM NO. (4)
 TEMP. CONST. EASE + 0981 13' (0)

JOHN M. GAY
 DAVID F. DAY
 C. DIANE DAY HEMINGER
 ITEM NO. (5)
 TEMP. CONST. EASE + 518 51' (0)

GEORGE E. WALKER
 RUTH-ELIZABETH WALKER
 ITEM NO. (6)
 TEMP. CONST. EASE + 2422 25' (0)



LEGEND

EXISTING 1/2" = 1' PLAN
 YORK COUNTY RECORDS
 VOLUME 10, PAGE 444
 DATE 4/28/12

NOTE: PROPERTY OWNER FOR HIGHWAY NOTED WITH PART OF FRONT EASE

SYMBOLS

1/2" = 1' PLAN	1/2" = 1' PLAN
1/2" = 1' PLAN	1/2" = 1' PLAN
1/2" = 1' PLAN	1/2" = 1' PLAN
1/2" = 1' PLAN	1/2" = 1' PLAN

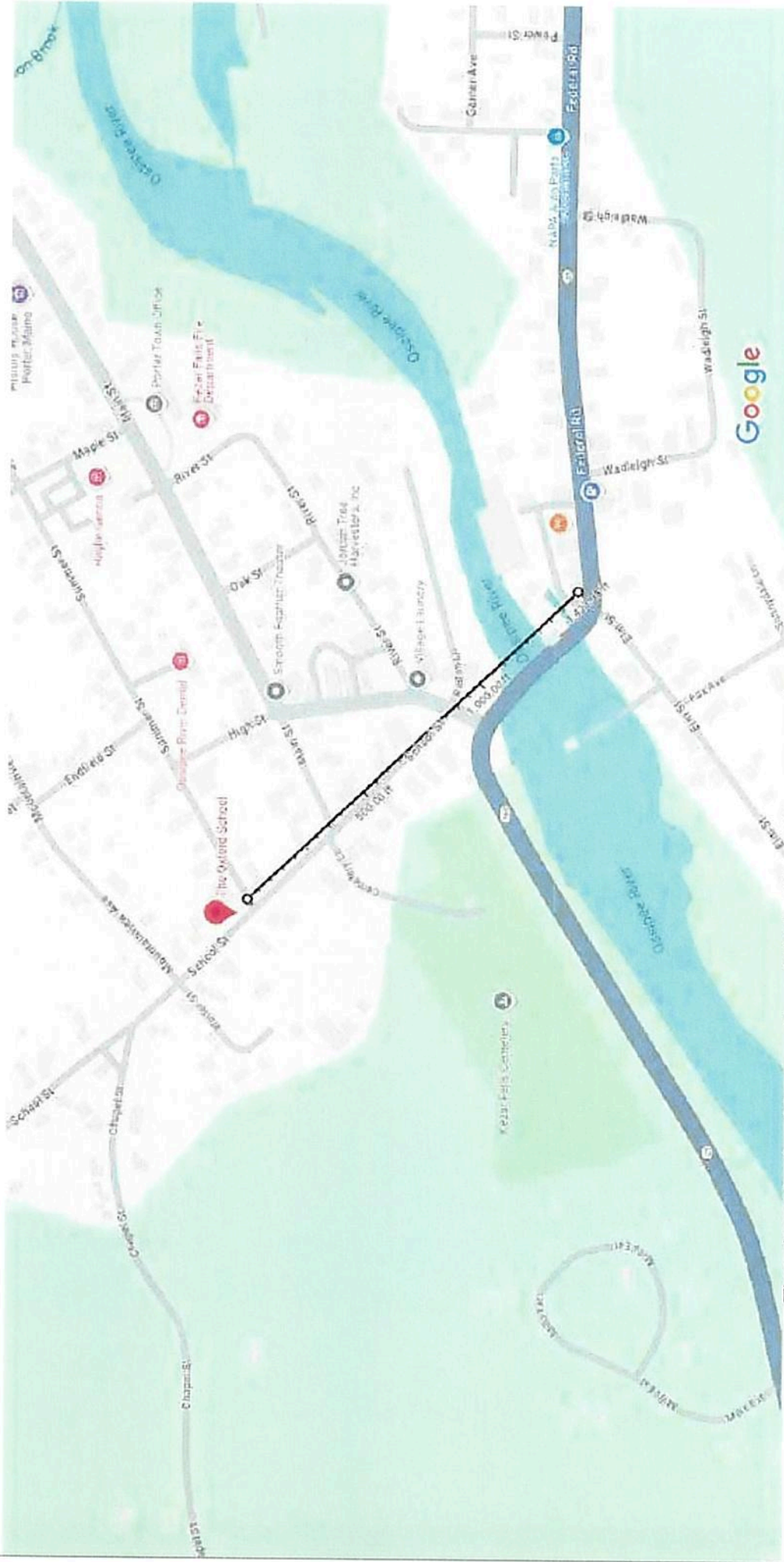
**STATE OF MAINE
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PARSONSFIELD STATE HIGHWAY 12 YORK COUNTY
 FEDERAL AID PROJECT NO. 8H-019C-03X
 DATE: FEBRUARY 1999
 SCALE: 1" = 50'
 SHEET NO. 4 OF 4 SHEETS
 D.D.T. FILE NO. 8H-376
 JOHN G. MURPHY
 JOHN G. MURPHY**

NO.	DESCRIPTION	DATE	BY
1	18 FEDERAL RD		
2	18 FEDERAL RD		
3	18 FEDERAL RD		
4	18 FEDERAL RD		

METRIC

KEZAR COMMONS LLC P.O. BOX 713 PARSONSFIELD, ME 04047 480-747-7748 mark@kezar.com	STANLEY BUILDING 18 FEDERAL RD PARSONSFIELD, ME 04047	MDOT FEDERAL RD ROW Project Number: 1-23 Date: 07/02/23 Drawn By: MM Checked By: MM Scale: A1.2
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Scale: As Shown
 North Arrow
 Date: 07/02/23



The closest school is more than 750 feet from the property line of the proposed cannabis store location.

W - Conditional License from Office of Cannabis Policy

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

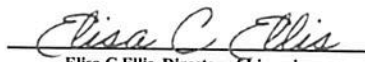


has been issued a **CONDITIONAL** license as an
ADULT USE CANNABIS STORE
under 28-B MRS. This does **NOT** permit the licensee to engage in any activity.

NOTE: THIS IS NOT AN ACTIVE LICENSE

Issued on:
September 25, 2024

Expires on:
September 24, 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

The Conditional License for AMS1666 has been issued based on the following organizational structure:

Principals:

ADAM TIMOTHY CAROFANO, LLCMEMBERMANAGER

Owners:

100.00% - SILVER THERAPEUTICS OF MAINE, LLC

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.

