

APPLICATION FOR SITE PLAN REVIEW  
PARSONSFIELD PLANNING BOARD

Henry  
207-752-4370

Henry & Cara Kopel 2 parent street. South Berwick ME 207-206-9285  
Applicant Name Mailing Address Phone  
Cara

Richard Jiang 510 Downway Way Gorham ME 04038 207-409-2379  
Land Owner Name Mailing Address Phone  
word (Landlord)

24 Federal Road 004-005 .1 Commercial  
Site Address/Location (Map/Lot Number) Lot Size Zone Type (e.g. R, VR)

Exact Nature of Proposed Use: Animal Adoption Agency  
and a Thrift store

Existing Use of Site: restaurant

Applicability

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

Site Plan Content

Application must include the following exhibits and information:

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

General Submission Information:

- a) name and address of all property owners within 500 feet of edge of property line
- b) sketch map showing general location of site within the Town
- c) know 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

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

Waste Existing Conditions:

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

ILI  
Same page

- 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
- Draw m) location, front view, and dimensions of existing and proposed signs
- None n) location and dimensions of any existing easements and ten (10) copies of existing covenants or deed restrictions

Proposed Development Activity: ?

- Wave o) location of all building setbacks, yards and buffers, required by this or other Town Ordinances
- W p) location, dimensions and ground floor elevations Above Ground Level (AGL) of all proposed buildings
- W q) location and dimensions of proposed driveways, parking and loading areas, and walkways
- City Water r) location and dimensions of all provisions for water supply and wastewater disposal
- W s) direction and route of proposed surface water drainage
- t) location, front view, and dimensions of proposed signs *Draw*
- u) location and type of exterior lighting *No Change*
- v) proposed landscaping and buffering
- License w) demonstration of any applicable State applications, or permits which have been or may be issued
- Any 2 Sept x) schedule of construction, including anticipated beginning and completion dates
- None y) Space shall be provided on the plan for the signatures of the Planning Board and date, together with the following words, "Approved: Town of Parsonsfield Planning Board"

Supplemental Information

Planning Board may require additional information.

Approval Criteria

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

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

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

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

Signed *Carl Koppe* Date *6/18/2020*  
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

Re: 24 Federal Road, Parsonsfield, ME

## Site plan Contents

A: Name Address + Abutters

B see attached

W. A licensed, existing Business  
Relocated from South Berwick

C None

D Attached

E Waived

X NO Construction  
Open Date. 8/11-9/11/2020.

F Waived

Y None

G Waived

H

I } see attached

J }

K }

L Waived

M Attached

N None

O

P } Waived

Q }

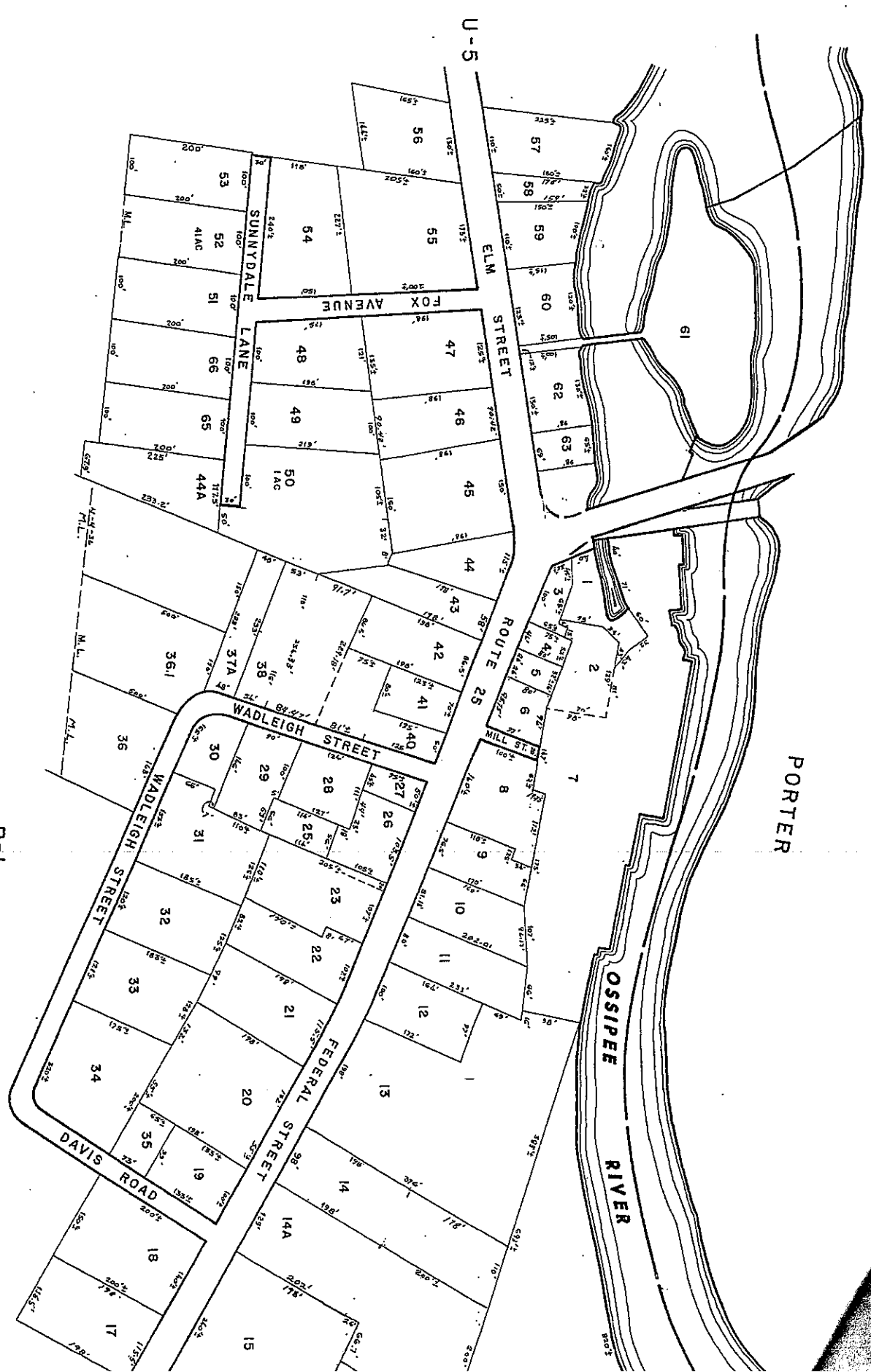
R City Water (Maine Water District), private sewer

S NONE

T see attached

U NO change

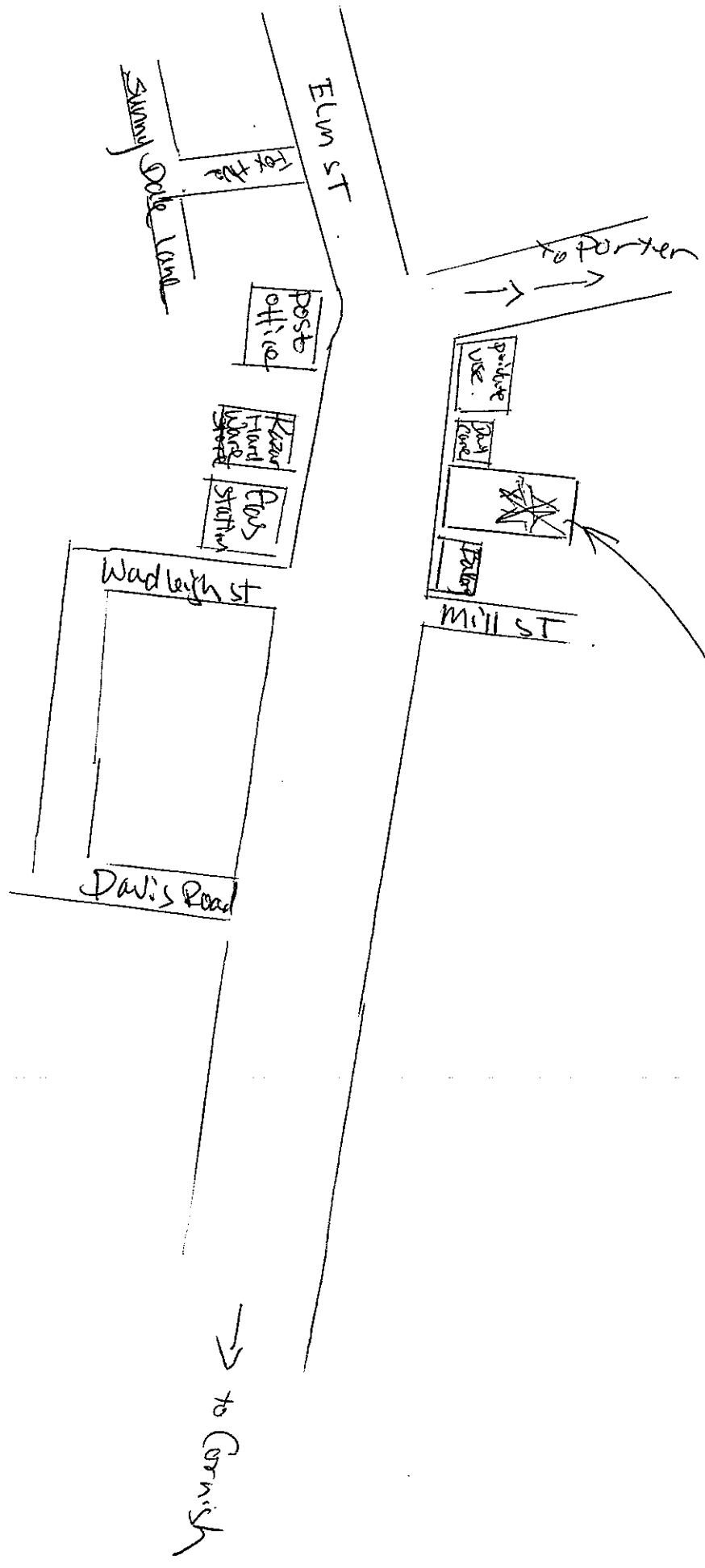
V NO change



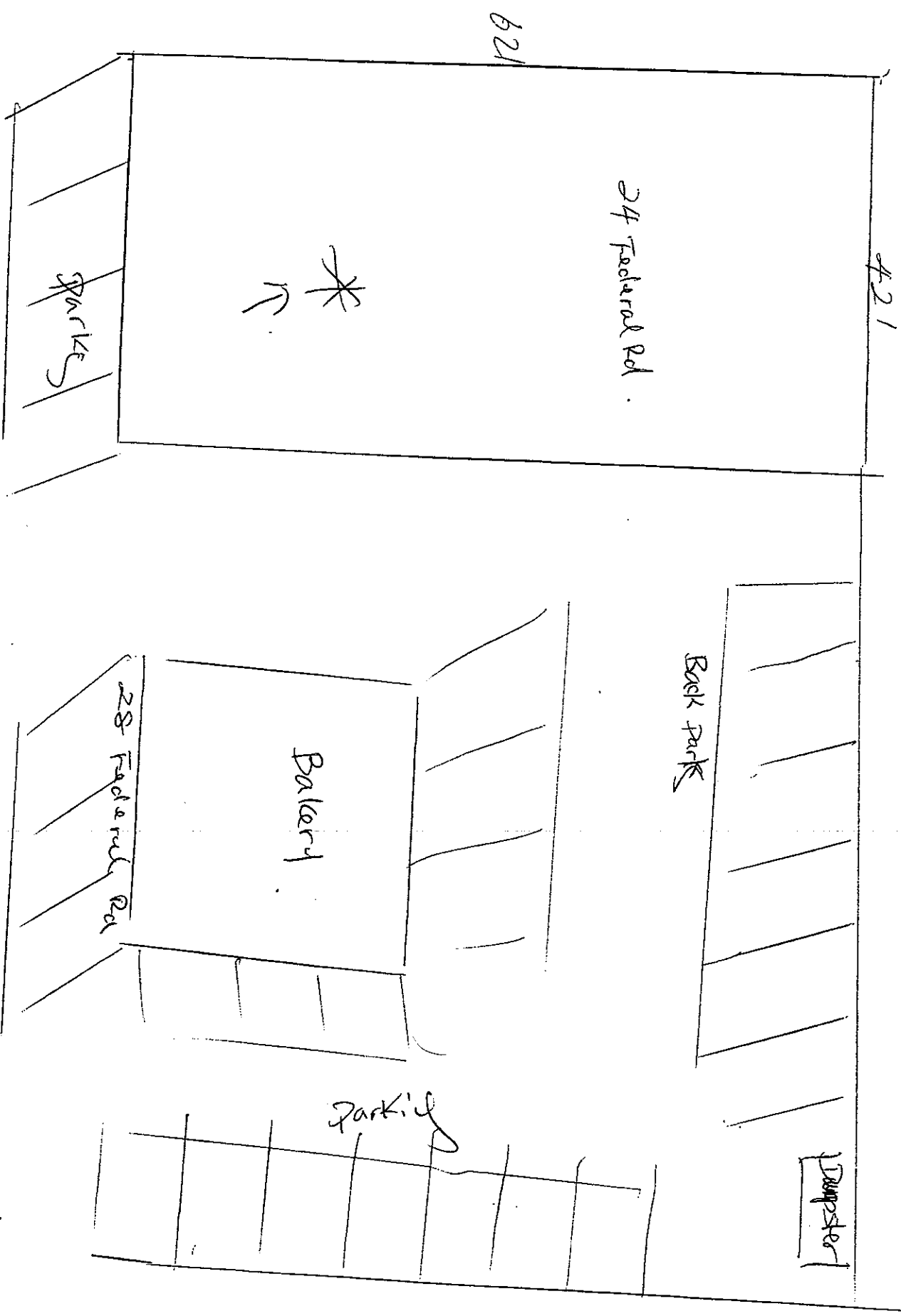
PORTER

R-1

For B, K & J.

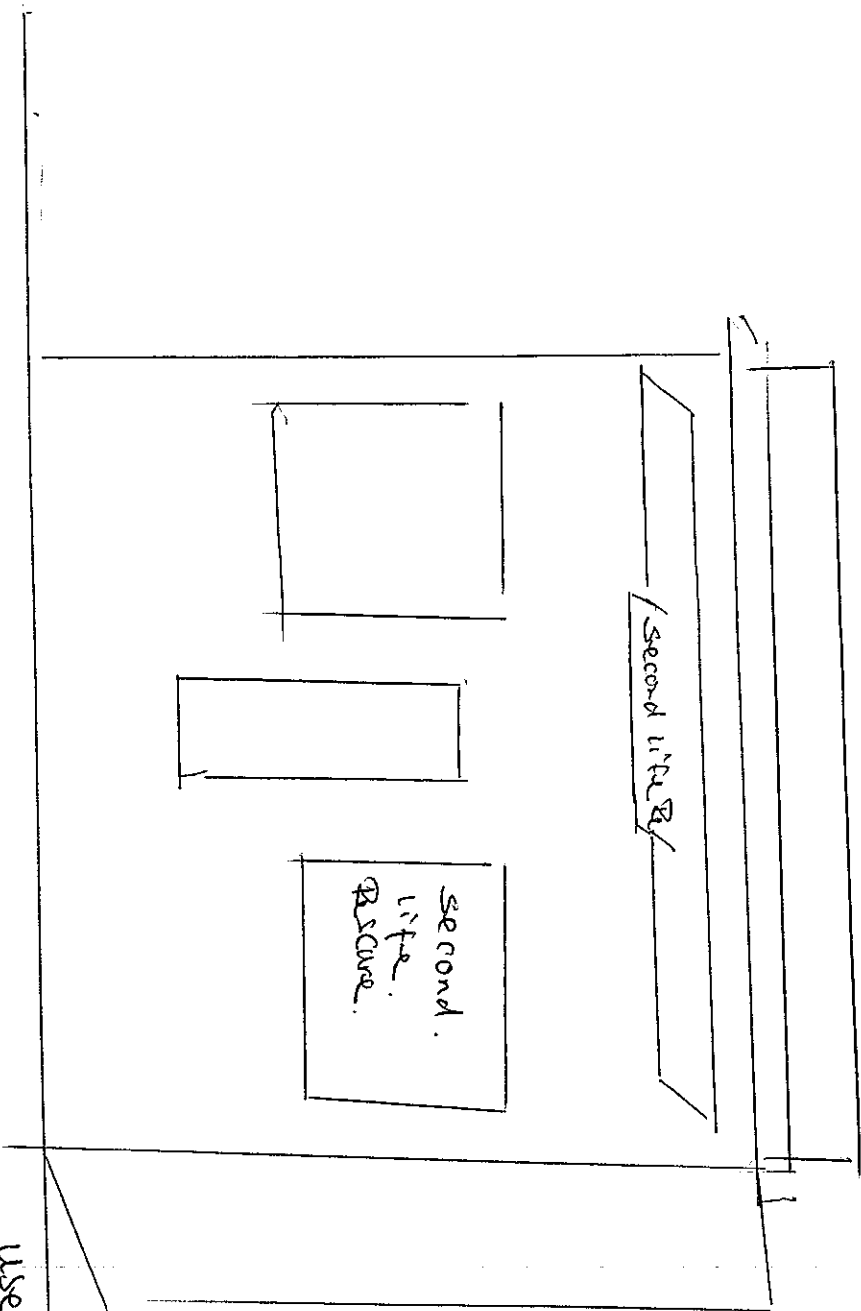


For H 2 I.



landmark on BkM. Bldgs.  
 Share A Back Park + Front  
 Community parking's

For: M + T.



use the window +  
The existd window sign.

24 Federal Rd.

D

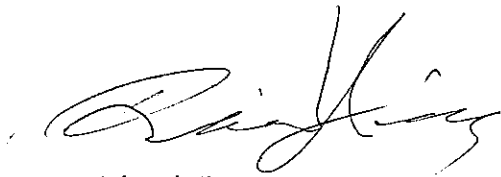
Parsonsfiled Planning Board

Dear, Sir

June 18,2020

I an writing this letter to let you that I am going to sign a lease with Henry & Cara Kopec on 2 Parent Street South Berwick, ME for their business called " Second Life Animal Rescue " and Second life Shift Store to relocate from the current location on 439 Main street in South Berwick to my property on 24 Federal road Parsonsfiled.

Thank you,

A handwritten signature in cursive script, appearing to read "Richard Jiang".

Richard Jiang

51 Dewayns Way

Gorham, ME 04038



DOMESTIC  
NONPROFIT CORPORATION

STATE OF MAINE

ARTICLES OF INCORPORATION

File No. 20290377ND P.005 3  
Fee Paid \$ 46  
DCN 220312290014 AP1  
FILED  
01/31/2020

*Julie E. Flynn*  
Agent Secretary of State

A True Copy When Attached By Signature

Deputy Secretary of State

Pursuant to 13-B MRS.A. §403, the undersigned incorporation(s) executor(s) and debtor(s) the following Articles of Incorporation:

FIRST: The name of the corporation is SECOND LIFE ANIMAL RESCUE  
SECOND: ("X" one box only. Attach additional page(s) if necessary.)  
 The corporation is organized as a public benefit corporation for the following purpose or purposes:  
TO GET RESCUED ANIMALS REHABILITATED AND SUITABLE AND SAFE ENVIRONMENT.

The corporation is organized as a mutual benefit corporation for all purposes permitted under Title 13-B or, if not for all such purposes, then for the following purpose or purposes:

THIRD: The Registered Agent is a (select either a Commercial or Noncommercial Registered Agent)  
 Commercial Registered Agent      CRA Public Number: \_\_\_\_\_  
\_\_\_\_\_ (name of commercial registered agent)

Noncommercial Registered Agent  
Henry Lopez  
(name of noncommercial registered agent)  
1 PARENT ST SOUTH BARRACK ME 03908  
(physical location, not P.O. Box - street, city, state and zip code)

\_\_\_\_\_ (mailing address if different from above)

FOURTH: Pursuant to 5 MRS.A. §108.3, the new commercial registered agent as listed above has consented to serve as the registered agent for this nonprofit corporation.