

**Site Plan Review Application**

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

Date CEO Reviewed & Accepted: 10/9/24

Date Received and Paid for at Clerk's Office: 10/7/24

Date Received by Planning Board Administrative Assistant: 10/9/24

Planning Board Administrative Assistant Signature: [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 Parsonsfeld 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, Parsonsfeld, ME 04047

Telephone: 617-312-0712

Telephone: 480-747-7748

Applicant's Signature: [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: [Signature]

Site Location/Address: 18 Federal Road, Parsonsfeld, ME 04047

Tax Map# U04

Lot# 003

Zoning District: Village District

Average of subject parcel: 0.3 acres

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)

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.

4404, as amended.

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

5) **Supplemental Information:** The Planning Board may require additional information.

4) **Abutters:** Attach a list of names and addresses of abutting property owners. (Please complete the separate "Abutters List Form" with this application)

3) **Permits:** Attach any other applicable permits.

2) **Submissions:** Applications must be submitted 15 days in advance of the scheduled meeting.

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ If Application Denied, Reason:

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

\_\_\_\_\_ **Approval:** \_\_\_\_\_ **Denial:** \_\_\_\_\_

\_\_\_\_\_ **Date of Action:** Planning Board Meeting/Hearing:

\_\_\_\_\_ **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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ **Proposed Use of Property** Retail - adult use cannabis store

\_\_\_\_\_

\_\_\_\_\_ **Current Use of Property** Mixed Use/Commercial



**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 Parsonfield 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



TOWN OF PARSONSFIELD Planning Board  
634 North Rd, Parsonsfeld, Maine 04047  
PHONE: (207)-625-4558 FAX: (207)-625-8172  
[planning@parsonsfeld.org](mailto:planning@parsonsfeld.org)

**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, Parsonsfeld, ME 04047

MAP # U04 LOT # 001

ABUTTER NAME(S): Kezar Falls Millworks, LLC

MAILING ADDRESS: 634 North Road

CITY/STATE/ZIP: Parsonsfeld, ME 04047

PROPERTY ADDRESS: 0 Federal Road, Parsonsfeld, 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, Parsonsfeld, 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, Parsonsfeld, ME 04047

MAP # U04 LOT # 005

MAP # U04 LOT # 010  
PROPERTY ADDRESS: 36 Federal Road  
CITY/STATE/ZIP: Parsonsfeld, ME 04047, Parsonsfeld, ME 04047  
MAILING ADDRESS: P.O. Box 33  
ABUTTER NAME(S): David W. Wright

MAP # U04 LOT # 009  
PROPERTY ADDRESS: 34 Federal Road, Parsonsfeld, ME 04047  
CITY/STATE/ZIP: Parsonsfeld, ME 04047  
MAILING ADDRESS: P.O. Box 134  
ABUTTER NAME(S): April L. & Michael S. Mason

MAP # U04 LOT # 008  
PROPERTY ADDRESS: 32 Federal Road, Parsonsfeld, ME 04047  
CITY/STATE/ZIP: Parsonsfeld, ME 04047  
MAILING ADDRESS: P.O. Box 744  
ABUTTER NAME(S): Sugar N Spice Bakery LLC

MAP # U04 LOT # 007  
PROPERTY ADDRESS: 10 Mill Street, Parsonsfeld, ME 04047  
CITY/STATE/ZIP: Parsonsfeld, ME 04047  
MAILING ADDRESS: P.O. Box 713  
ABUTTER NAME(S): Kezar Falls Millwork, LLC

MAP # U04 LOT # 006  
PROPERTY ADDRESS: 28 Federal Road, Parsonsfeld, ME 04047  
CITY/STATE/ZIP: Gorham, ME 04038  
MAILING ADDRESS: 51 Dewaynes Way  
ABUTTER NAME(S): Richard Z. Jiang

MAP # U04 LOT # 014-A

PROPERTY ADDRESS: 56 Federal Road, Parsonsfeld, ME 04047

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: 56 Federal Road

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

MAP # U04 LOT # 014

PROPERTY ADDRESS: 54 Federal Road, Parsonsfeld, ME 04047

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: P.O. Box 321

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

MAP # U04 LOT # 013

PROPERTY ADDRESS: 48 Federal Road, Parsonsfeld, ME 04047

CITY/STATE/ZIP: Parsonsfeld, ME 04047

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

ABUTTER NAME(S): Teresa Settell

MAP # U04 LOT # 012

PROPERTY ADDRESS: 42 Federal Road, Parsonsfeld, ME 04047

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: P.O. Box 321

ABUTTER NAME(S): Benay C. Vania

MAP # U04 LOT # 011

PROPERTY ADDRESS: 40 Federal Road, Parsonsfeld, ME 04047

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: P.O. Box 713

ABUTTER NAME(S): Ossipee Landing LLC



MAP # U04 LOT # 023

PROPERTY ADDRESS: 35 Federal Road, Parsonsfeld, ME 04047

CITY/STATE/ZIP: Taos, NM 87557

MAILING ADDRESS: P.O. Box 2830

ABUTTER NAME(S): Francis E. McMurrugh

MAP # U04 LOT # 022

PROPERTY ADDRESS: 41 Federal Road, Parsonsfeld, ME 04047

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: 41 Federal Road

ABUTTER NAME(S): Robert J. Bergeron

MAP # U04 LOT # 021

PROPERTY ADDRESS: 47 Federal Road, Parsonsfeld, ME 04047

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: P.O. Box 130

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

MAP # U04 LOT # 020

PROPERTY ADDRESS: 51 Federal Road, Parsonsfeld, ME 04047

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: 51 Federal Road

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

MAP # U04 LOT # 016-002

PROPERTY ADDRESS: 26 Stewart Street, Parsonsfeld, ME 04047

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: 26 Stewart Street

ABUTTER NAME(S): Dennis E. Gardner

MAP # U04 LOT # 029  
PROPERTY ADDRESS: 12 Wadleigh Street, Parsonsfeld, ME 04047  
CITY/STATE/ZIP: Parsonsfeld, ME 04047  
MAILING ADDRESS: 10 Wadleigh Street  
ABUTTER NAME(S): Harold K. & Heather L. Jordan

MAP # U04 LOT # 028  
PROPERTY ADDRESS: 8 Wadleigh Street, Parsonsfeld, ME 04047  
CITY/STATE/ZIP: Dayton, ME 04005  
MAILING ADDRESS: 1018 South Street  
ABUTTER NAME(S): Christina C. Roush

MAP # U04 LOT # 027  
PROPERTY ADDRESS: 2 Wadleigh Street, Parsonsfeld, ME 04047  
CITY/STATE/ZIP: Parsonsfeld, ME 04047  
MAILING ADDRESS: c/o Faith Logan, P.O. Box 11  
ABUTTER NAME(S): Kezar Falls Library

MAP # U04 LOT # 026  
PROPERTY ADDRESS: 31 Federal Road, Parsonsfeld, ME 04047  
CITY/STATE/ZIP: Porter, ME 04068  
MAILING ADDRESS: 126 First County Road  
ABUTTER NAME(S): Leslie M. & Robert S. Croteau

MAP # U04 LOT # 025  
PROPERTY ADDRESS: 0 Federal Road, Parsonsfeld, ME 04047  
CITY/STATE/ZIP: Parsonsfeld, ME 04047  
MAILING ADDRESS: 634 North Road  
ABUTTER NAME(S): Leslie & Rob Croteau

MAP # U04 LOT # 044

PROPERTY ADDRESS: 15 Federal Road, Parsonsfeld, ME 04047

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: P.O. Box 223

ABUTTER NAME(S): Kezar Falls Mail, LLC

MAP # U04 LOT # 043

PROPERTY ADDRESS: 0 Federal Road, Parsonsfeld, ME 04047

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: 634 North Road

ABUTTER NAME(S): Town of Parsonsfeld Parking Lot

MAP # U04 LOT # 042

PROPERTY ADDRESS: 23 Federal Road, Parsonsfeld, ME 04047

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: P.O. Box 326

ABUTTER NAME(S): Peter Cormier

MAP # U04 LOT # 040

PROPERTY ADDRESS: 27 Federal Road, Parsonsfeld, ME 04047

CITY/STATE/ZIP: Lawrence, MA 01843

MAILING ADDRESS: 2 International Way

ABUTTER NAME(S): HEG 27 Federal Road LLC

MAP # U04 LOT # 037-A

PROPERTY ADDRESS: 15 Wadleigh Street, Parsonsfeld, ME 04047

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: 15 Wadleigh Street

ABUTTER NAME(S): Ausashia Day



MAP # U04 LOT # 047  
PROPERTY ADDRESS: 14 Elm Street, Parsonsfeld, ME 04047  
CITY/STATE/ZIP: Parsonsfeld, ME 04047  
MAILING ADDRESS: 14 Elm Street  
ABUTTER NAME(S): Richard L. Patnaude & Rachel Traficant

MAP # U04 LOT # 046  
PROPERTY ADDRESS: 10 Elm Street, Parsonsfeld, ME 04047  
CITY/STATE/ZIP: Parsonsfeld, ME 04047  
MAILING ADDRESS: 10 Elm Street  
ABUTTER NAME(S): Garry L. & Marge M. Dooley

MAP # U04 LOT # 045  
PROPERTY ADDRESS: 6 Elm Street, Parsonsfeld, ME 04047  
CITY/STATE/ZIP: Parsonsfeld, ME 04047  
MAILING ADDRESS: 6 Elm Street  
ABUTTER NAME(S): Mathias J. Florenz & Elizabeth Davis

MAP # U04 LOT # 044-A  
PROPERTY ADDRESS: 0 Sunnydale Lane, Parsonsfeld, ME 04047  
CITY/STATE/ZIP: Parsonsfeld, ME 04047  
MAILING ADDRESS: 20 Fox Ave  
ABUTTER NAME(S): Patricia A. Lombard, Patricia A. & Christopher D. Lombard Trustees

MAP # U04 LOT # 044-001  
PROPERTY ADDRESS: 17 Federal Road, Parsonsfeld, ME 04047  
CITY/STATE/ZIP: Mattoon, IL 61938  
MAILING ADDRESS: 2116 South 17th Street  
ABUTTER NAME(S): Bell Atlantic Corp., New England Telephone Co.

MAP # U04 LOT # 059  
 PROPERTY ADDRESS: 21 Elm Street, Parsonsfeld, ME 04047  
 CITY/STATE/ZIP: Parsonsfeld, ME 04047  
 MAILING ADDRESS: 29 Gardner Ave, P.O. Box 229  
 ABUTTER NAME(S): Gregory A. Van Der Riet

MAP # U04 LOT # 053  
 PROPERTY ADDRESS: 22 Fox Ave, Parsonsfeld, ME 04047  
 CITY/STATE/ZIP: Parsonsfeld, ME 04047  
 MAILING ADDRESS: 22 Fox Ave  
 ABUTTER NAME(S): Tammy Doke & Mark O'Neil

MAP # U04 LOT # 050  
 PROPERTY ADDRESS: 8 Sunnydale Lane, Parsonsfeld, ME 04047  
 CITY/STATE/ZIP: Hiram, ME 04041  
 MAILING ADDRESS: 206 New Settlement Road  
 ABUTTER NAME(S): David J. & Nancy J. Campbell

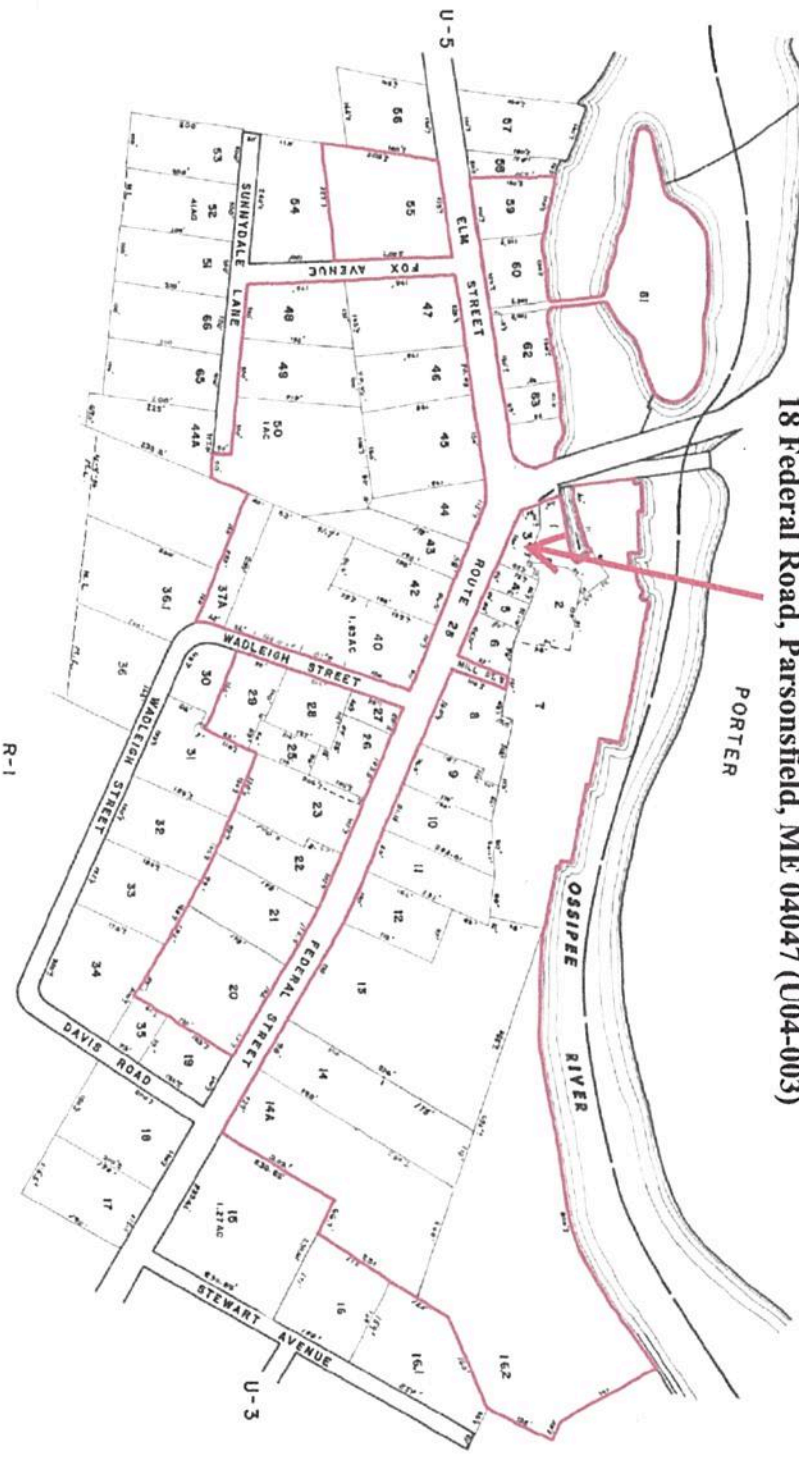
MAP # U04 LOT # 049  
 PROPERTY ADDRESS: 4 Sunnydale Lane, Parsonsfeld, ME 04047  
 CITY/STATE/ZIP: Parsonsfeld, ME 04047  
 MAILING ADDRESS: 4 Sunnydale Lane  
 ABUTTER NAME(S): Amanda R. Hynes & James P. Madgey Jr.

MAP # U04 LOT # 048  
 PROPERTY ADDRESS: 2 Sunnydale Lane, Parsonsfeld, ME 04047  
 CITY/STATE/ZIP: Parsonsfeld, ME 04047  
 MAILING ADDRESS: 2 Sunnydale Lane  
 ABUTTER NAME(S): Judith A. Emery

MAP #	U04	LOT #	063
ABUTTER NAME(S):	Frederic Graham		
MAILING ADDRESS:	17 Elm Street		
CITY/STATE/ZIP:	Parsonsfeld, ME 04047		
PROPERTY ADDRESS:	17 Elm Street, Parsonsfeld, 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, Parsonsfeld, ME 04047		
MAP #	U04	LOT #	061
ABUTTER NAME(S):	Arthur E. & Joanne Montgomery		
MAILING ADDRESS:	12 Charles Way		
CITY/STATE/ZIP:	Mills, MA 02054		
PROPERTY ADDRESS:	9 Elm Street, Parsonsfeld, ME 04047		
MAP #	U04	LOT #	062
ABUTTER NAME(S):	Mathias J. Florenz & Elizabeth Davis		
MAILING ADDRESS:	6 Elm Street		
CITY/STATE/ZIP:	Parsonsfeld, ME 04047		
PROPERTY ADDRESS:	0 Elm Street, Parsonsfeld, ME 04047		
MAP #	U04	LOT #	063



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



PORTER

R-1

JOHN E. O'DONNELL & ASSOCIATES  
PLANNING ENGINEERS, INC.  
1000 WASHINGTON STREET  
ALBANY, MAINE 05701

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

PROPERTY MAP  
PARSONSFIELD, MAINE

0 100 200  
SCALE IN FEET

U-4

NO PARCEL 17, 24, 25, 29, 41

TOWN OF PARSONSFIELD Planning Board  
634 North Rd, Parsonsfeld, Maine 04047  
PHONE: (207)-625-4558 FAX: (207)-625-8172  
[planning@parsonsfeld.org](mailto: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: Parsonsfeld, 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: Parsonsfeld, ME 04047  
PROPERTY ADDRESS: 33 Main Street, Porter, ME 04068  
MAP # U01 LOT # 004

MAP # U01 LOT # 009

PROPERTY ADDRESS: 17 Bridge Street, Porter, ME 04068

CITY/STATE/ZIP: Sebago, ME 04029

MAILING ADDRESS: 683 Sebago Road

ABUTTER NAME(S): Richard E. Merritt

MAP # U01 LOT # 008

PROPERTY ADDRESS: 21 Bridge Street, Porter, ME 04068

CITY/STATE/ZIP: Porter, ME 04068

MAILING ADDRESS: 21 Bridge Street

ABUTTER NAME(S): Michelle E. Petrin

MAP # U01 LOT # 007

PROPERTY ADDRESS: 17 Main Street, Porter, ME 04068

CITY/STATE/ZIP: Porter, ME 04068

MAILING ADDRESS: 42 School Street

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

MAP # U01 LOT # 006

PROPERTY ADDRESS: 21 Main Street, Porter, ME 04068

CITY/STATE/ZIP: Porter, ME 04068

MAILING ADDRESS: 475 Porterfield Road

ABUTTER NAME(S): Smooth Feather Productions, LLC

MAP # U01 LOT # 005

PROPERTY ADDRESS: 29 Main Street, Porter, ME 04068

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: P.O. Box 485

ABUTTER NAME(S): Richard C. Burbank



MAP # U01 LOT # 014  
PROPERTY ADDRESS: 22 River Street, Porter, ME 04068  
CITY/STATE/ZIP: Porter, ME 04068  
MAILING ADDRESS: 22 River Street  
ABUTTER NAME(S): John L. Cote

MAP # U01 LOT # 013  
PROPERTY ADDRESS: 14 River Street, Porter, ME 04068  
CITY/STATE/ZIP: Parsonsfeld, ME 04047  
MAILING ADDRESS: P.O. Box 194  
ABUTTER NAME(S): Dunbar Property Management, LLC

MAP # U01 LOT # 012  
PROPERTY ADDRESS: River Street, Porter, ME 04068  
CITY/STATE/ZIP: Porter, ME 04068  
MAILING ADDRESS: 71 Main Street  
ABUTTER NAME(S): Town of Porter

MAP # U01 LOT # 011  
PROPERTY ADDRESS: 13 Bridge Street, Porter, ME 04068  
CITY/STATE/ZIP: Porter, ME 04068  
MAILING ADDRESS: 13 Bridge Street  
ABUTTER NAME(S): Tillman A. Thompson II

MAP # U01 LOT # 010  
PROPERTY ADDRESS: 15 Bridge Street, Porter, ME 04068  
CITY/STATE/ZIP: Parsonsfeld, ME 04047  
MAILING ADDRESS: P.O. Box 366  
ABUTTER NAME(S): Ann Norton

MAP # U01 LOT # 019

PROPERTY ADDRESS: 23 River Street, Porter, ME 04068

CITY/STATE/ZIP: Porter, ME 04068

MAILING ADDRESS: 7 First County Road

ABUTTER NAME(S): Melton Goodwin

MAP # U01 LOT # 018

PROPERTY ADDRESS: 2527 River Street, Porter, ME 04068

CITY/STATE/ZIP: Cornish, ME 04020

MAILING ADDRESS: 200 Maple Street

ABUTTER NAME(S): Call Properties, LLC

MAP # U01 LOT # 017

PROPERTY ADDRESS: 33 River Street, Porter, ME 04068

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: P.O. Box 282

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

MAP # U01 LOT # 016

PROPERTY ADDRESS: 33 River Street, Porter, ME 04068

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: P.O. Box 282

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

MAP # U01 LOT # 015

PROPERTY ADDRESS: 26 River Street, Porter, ME 04068

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: P.O. Box 194

ABUTTER NAME(S): Dunbar Property Management, LLC

MAP # U01 LOT # 024

PROPERTY ADDRESS: 3 River Street, Porter, ME 04068

CITY/STATE/ZIP: Porter, ME 04068

MAILING ADDRESS: 108 Mason Road

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

MAP # U01 LOT # 023

PROPERTY ADDRESS: 5 River Street, Porter, ME 04068

CITY/STATE/ZIP: Brentwood, NH 03833

MAILING ADDRESS: 153B Pickpocket Road

ABUTTER NAME(S): FSH of Porter LLC

MAP # U01 LOT # 022

PROPERTY ADDRESS: 13 River Street, Porter, ME 04068

CITY/STATE/ZIP: Porter, ME 04068

MAILING ADDRESS: 13 River Street

ABUTTER NAME(S): John H. Gaffey

MAP # U01 LOT # 021

PROPERTY ADDRESS: 15 River Street, Porter, ME 04068

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: P.O. Box 336

ABUTTER NAME(S): Christopher J. Smith

MAP # U01 LOT # 020

PROPERTY ADDRESS: 19 River Street, Porter, ME 04068

CITY/STATE/ZIP: Porter, ME 04068

MAILING ADDRESS: 19 River Street

ABUTTER NAME(S): Laurel A. Valley



MAP # U01 LOT # 030

PROPERTY ADDRESS: 6 School Street, Porter, ME 04068

CITY/STATE/ZIP: Sebago, ME 04029

MAILING ADDRESS: 683 Sebago Road

ABUTTER NAME(S): Merritt Family Properties LLC

MAP # U01 LOT # 029

PROPERTY ADDRESS: Kezar Falls Hydro, Porter, ME 04068

CITY/STATE/ZIP: Neshkoro, WI 54960

MAILING ADDRESS: P.O. Box 167

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

MAP # U01 LOT # 027

PROPERTY ADDRESS: 1 Bridge Street, Porter, ME 04068

CITY/STATE/ZIP: Sanford, ME 04073

MAILING ADDRESS: P.O. Box 284

ABUTTER NAME(S): Bauneg Beg Holdings LLC

MAP # U01 LOT # 026

PROPERTY ADDRESS: 34 Ridion Lane, Porter, ME 04068

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: P.O. Box 534

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

MAP # U01 LOT # 025

PROPERTY ADDRESS: Ridion Lane, Porter, ME 04068

CITY/STATE/ZIP: Brentwood, NH 03833

MAILING ADDRESS: 153B Pickpocket Road

ABUTTER NAME(S): FSH of Porter LLC

MAP # U02 LOT # 100  
 PROPERTY ADDRESS: 55 Main Street, Porter, ME 04068  
 CITY/STATE/ZIP: West Baldwin, ME 04091  
 MAILING ADDRESS: 168 Senator Black Road  
 ABUTTER NAME(S): Steven C. & Jennifer E. Lee Wilkin

MAP # U02 LOT # 099  
 PROPERTY ADDRESS: 61 Main Street, Porter, ME 04068  
 CITY/STATE/ZIP: Porter, ME 04068  
 MAILING ADDRESS: 61 Main Street  
 ABUTTER NAME(S): Albert J. Burbank

MAP # U02 LOT # 098  
 PROPERTY ADDRESS: 71 Main Street, Porter, ME 04068  
 CITY/STATE/ZIP: Porter, ME 04068  
 MAILING ADDRESS: 71 Main Street  
 ABUTTER NAME(S): Town of Porter

MAP # U01 LOT # 071  
 PROPERTY ADDRESS: 5 School Street, Porter, ME 04068  
 CITY/STATE/ZIP: Parsonsfeld, ME 04047  
 MAILING ADDRESS: P.O. Box 26  
 ABUTTER NAME(S): Riverside Methodist Church

MAP # U01 LOT # 031  
 PROPERTY ADDRESS: 8 School Street, Porter, ME 04068  
 CITY/STATE/ZIP: Parsonsfeld, ME 04047  
 MAILING ADDRESS: P.O. Box 297  
 ABUTTER NAME(S): Eugene & Cynthia Tewksbury

MAP # U02 LOT # 105

PROPERTY ADDRESS: 36 River Street, Porter, ME 04068

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: P.O. Box 260

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

MAP # U02 LOT # 104

PROPERTY ADDRESS: 36 River Street, Porter, ME 04068

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: P.O. Box 260

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

MAP # U02 LOT # 103

PROPERTY ADDRESS: 28 River Street, Porter, ME 04068

CITY/STATE/ZIP: Porter, ME 04068

MAILING ADDRESS: 28 River Street

ABUTTER NAME(S): Jeffrey A. Dearborn

MAP # U02 LOT # 102

PROPERTY ADDRESS: 7 Oak Street, Porter, ME 04068

CITY/STATE/ZIP: Porter, ME 04068

MAILING ADDRESS: 7 Oak Street

ABUTTER NAME(S): Hannah & Travis May

MAP # U02 LOT # 101

PROPERTY ADDRESS: 53 Main Street, Porter, ME 04068

CITY/STATE/ZIP: Parsonsfeld, ME 04047

MAILING ADDRESS: 32 Loon Point Road

ABUTTER NAME(S): Daniel & Renee Lemieux



---

ABUTTER NAME(S): Rosalie M. Jordan

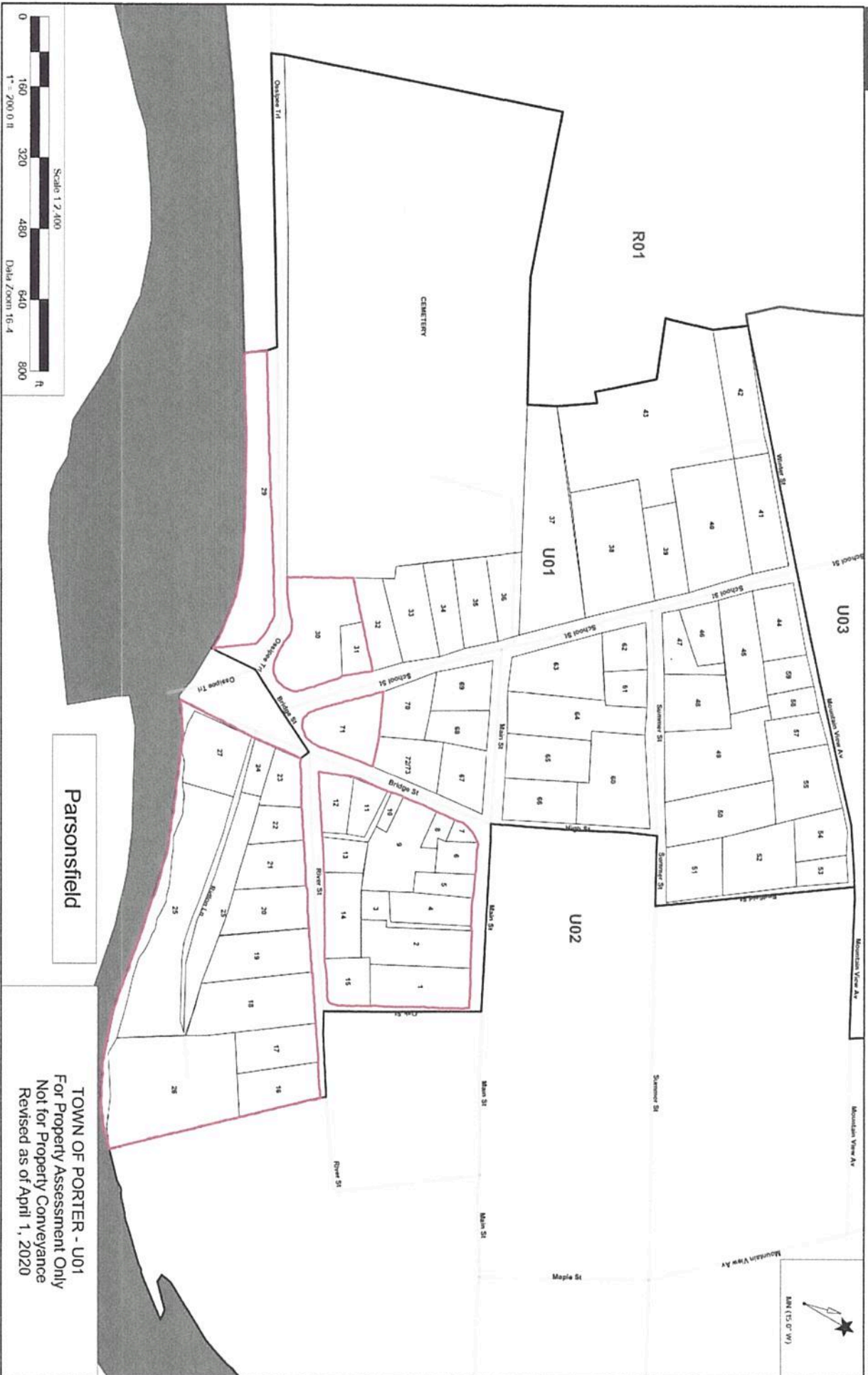
MAILING ADDRESS: P.O. Box 186

CITY/STATE/ZIP: Parsonsfeld, ME 04047

PROPERTY ADDRESS: 41 River Street, Porter, ME 04068

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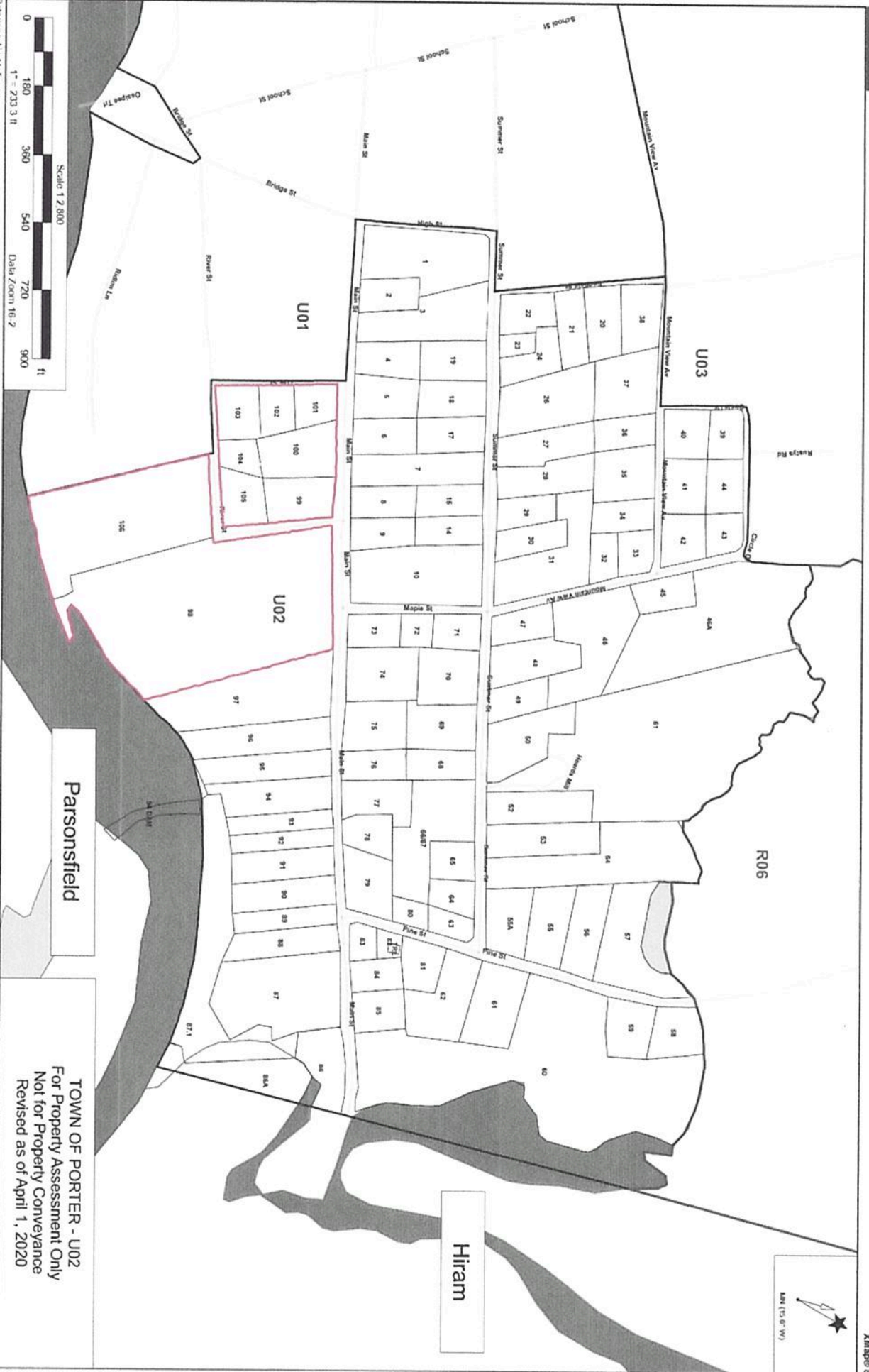
MAP # U02 LOT # 106



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Parsonsfield

TOWN OF PORTER - U01  
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 Revised as of April 1, 2020

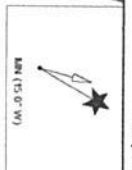


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Parsonsfield

TOWN OF PORTER - U02  
 For Property Assessment Only  
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 Revised as of April 1, 2020

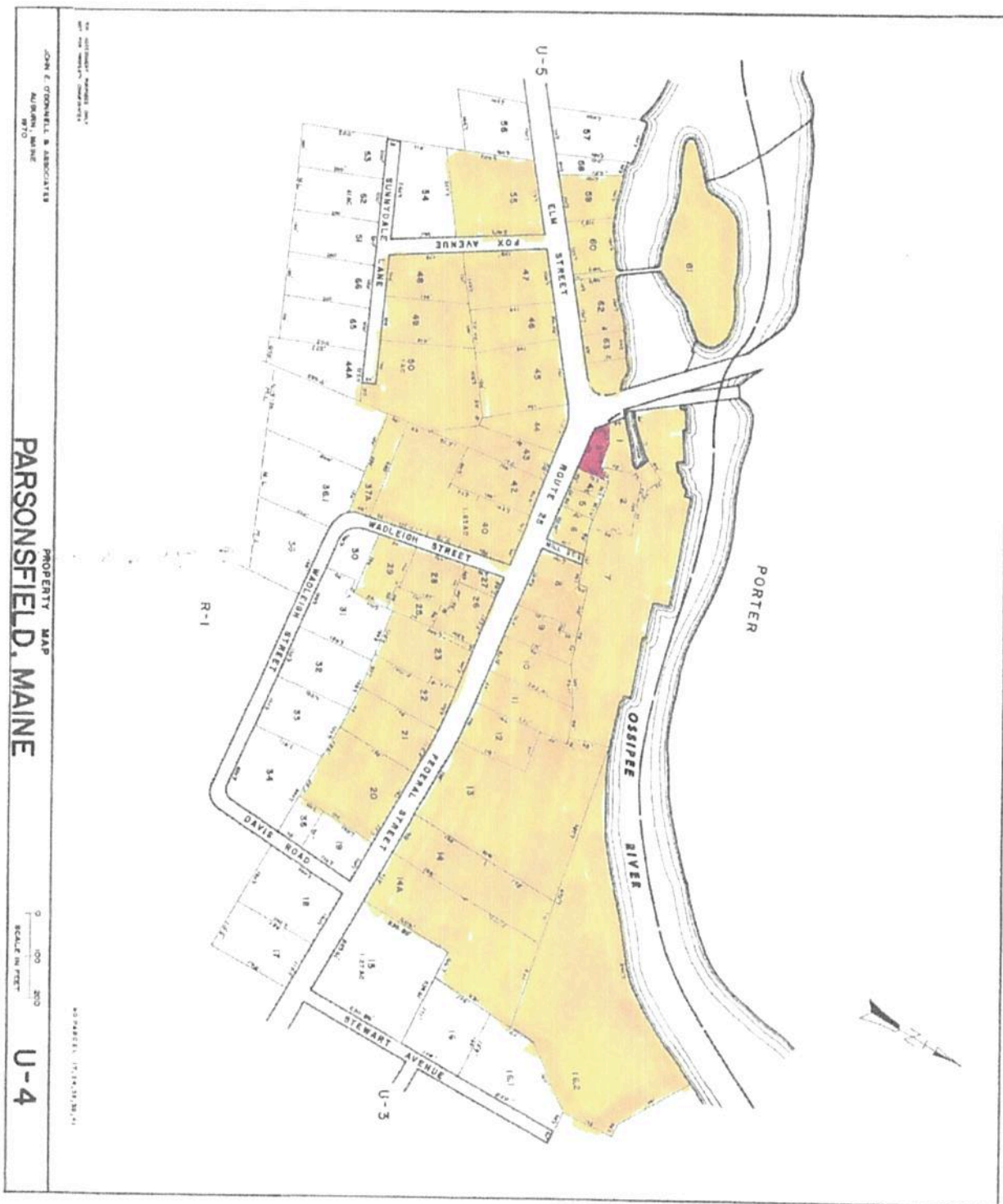
Hiram





TAX MAPS REVISED  
4/1/2022

B - Sketch Map Showing Location of Site





**GENERAL NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RIVER UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PAVEMENT UNLESS NOTED OTHERWISE.
11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GRADE UNLESS NOTED OTHERWISE.
12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FINISHED GRADE UNLESS NOTED OTHERWISE.
13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE EXISTING GRADE UNLESS NOTED OTHERWISE.
14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED GRADE UNLESS NOTED OTHERWISE.
15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED FINISHED GRADE UNLESS NOTED OTHERWISE.
16. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED EXISTING GRADE UNLESS NOTED OTHERWISE.
17. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED EXISTING FINISHED GRADE UNLESS NOTED OTHERWISE.
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19. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED EXISTING EXISTING FINISHED GRADE UNLESS NOTED OTHERWISE.
20. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED EXISTING EXISTING EXISTING GRADE UNLESS NOTED OTHERWISE.
21. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED EXISTING EXISTING EXISTING FINISHED GRADE UNLESS NOTED OTHERWISE.
22. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED EXISTING EXISTING EXISTING EXISTING GRADE UNLESS NOTED OTHERWISE.

NOTE:  
 SEE PLAN FOR PROPOSED  
 DIMENSIONS OF CURBS

<b>KEZAR COMMONS LLC</b>	P. O. BOX 713 PARSONSFIELD, ME 04047 400-747-7748	mark@mtllwork.com			
<b>FOR REVIEW</b>	<b>THE STANDLEY @ KEZAR FALLS</b>		<b>THE VILLAGE OF KEZAR FALLS, MAINE</b>		
<b>Site Plan</b>					
<b>AS1</b>					
Scale 1" = 30'-0"					
Project Number 777					
Date 10/19/2023					
Drawn By MM					
Checked By MM					









# 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: *Joseph F. Castro*

Date: 10/24/24



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 OPTIONS:** 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.

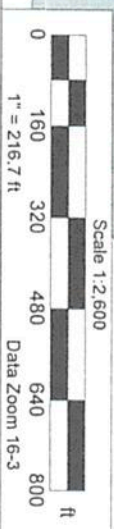
**Porter - 500 ft Abutters List**

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

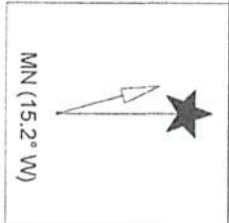


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TOWN OF PORTER - TAX MAP U01  
 For Property Assessment Only  
 Not for Property Conveyance  
 Revised as of April 1, 2017

Parsonsfield











# STATE OF MAINE DEPARTMENT OF TRANSPORTATION

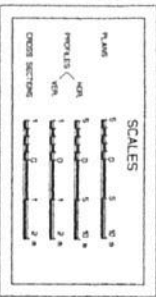


## PARSONSFIELD - PORTER YORK - OXFORD COUNTY ROUTE 25

CANAL BRIDGE AND KEZAR FALLS BRIDGE REPLACEMENT  
PROJECT NO. BH-012R/443X  
PROJECT NO. BH-012R/444X  
PROJECT LENGTH = 0.315 KILOMETERS

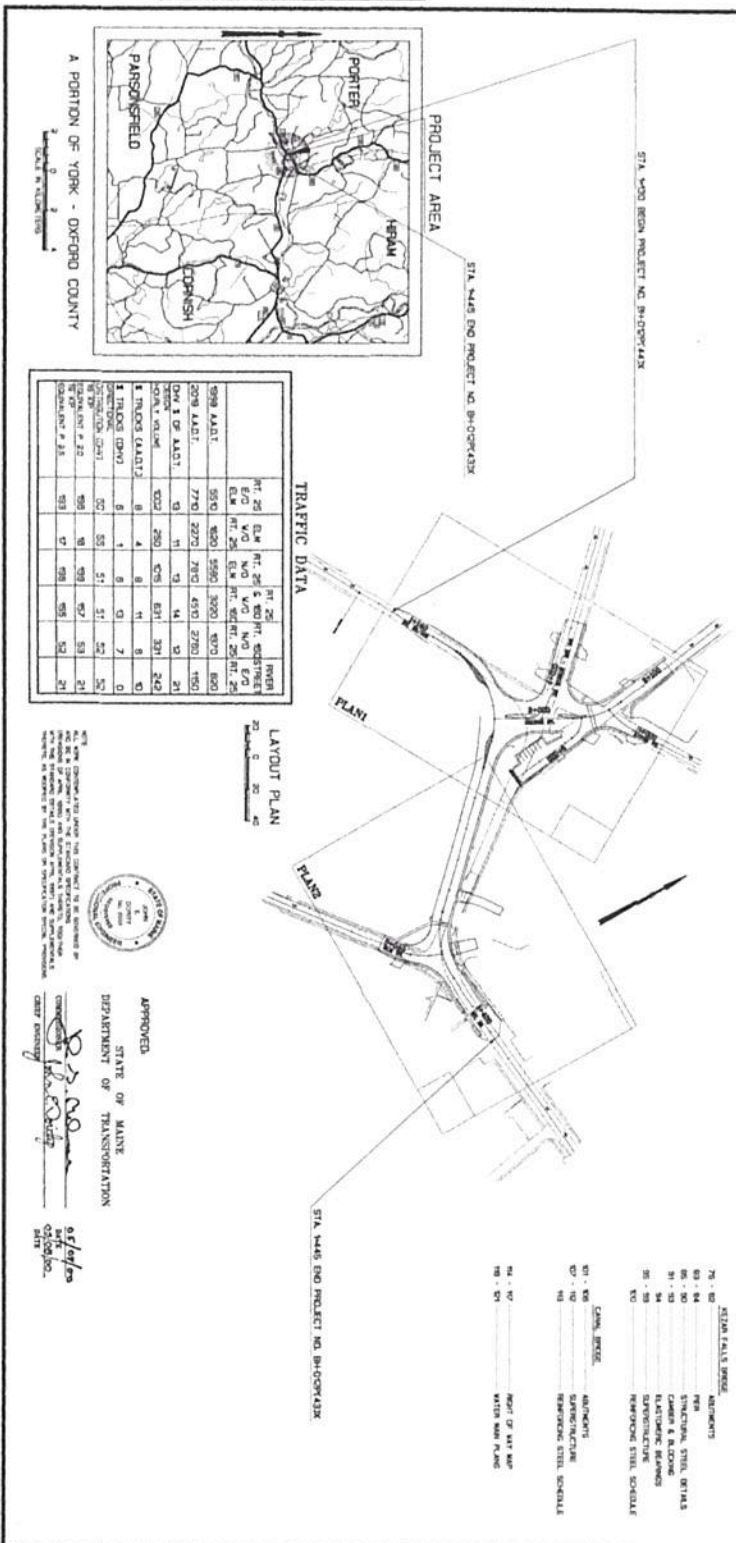
**METRIC**

1. All drawings are in metric units unless noted.  
2. All dimensions and notes are in metric.



**PLAN LEGEND**

CONTRACT LINE	ROADWAY CENTERLINE	EXISTING SIDEWALK	PROPOSED SIDEWALK
PROPOSED SIDEWALK	EXISTING SIDEWALK	PROPOSED SIDEWALK	PROPOSED SIDEWALK
EXISTING SIDEWALK	PROPOSED SIDEWALK	PROPOSED SIDEWALK	PROPOSED SIDEWALK
PROPOSED SIDEWALK	PROPOSED SIDEWALK	PROPOSED SIDEWALK	PROPOSED SIDEWALK



**TRAFFIC DATA**

DIR.	MT. 201	MT. 202	MT. 203	MT. 204	MT. 205	MT. 206	MT. 207	MT. 208	MT. 209	MT. 210
ADT	5500	4500	5500	3000	1000	800	1000	1000	1000	1000
PEAK HOUR	770	220	280	450	270	150	150	150	150	150
TRUCK PERCENT	10	10	10	10	10	10	10	10	10	10
TRUCK ADT	550	450	550	300	100	80	100	100	100	100
TRUCK PEAK HOUR	77	22	28	45	27	15	15	15	15	15



APPROVED  
STATE OF MAINE  
DEPARTMENT OF TRANSPORTATION

*[Signature]*  
CHIEF ENGINEER

DATE: 01/10/10  
PROJECT NO. BH-012R/443X

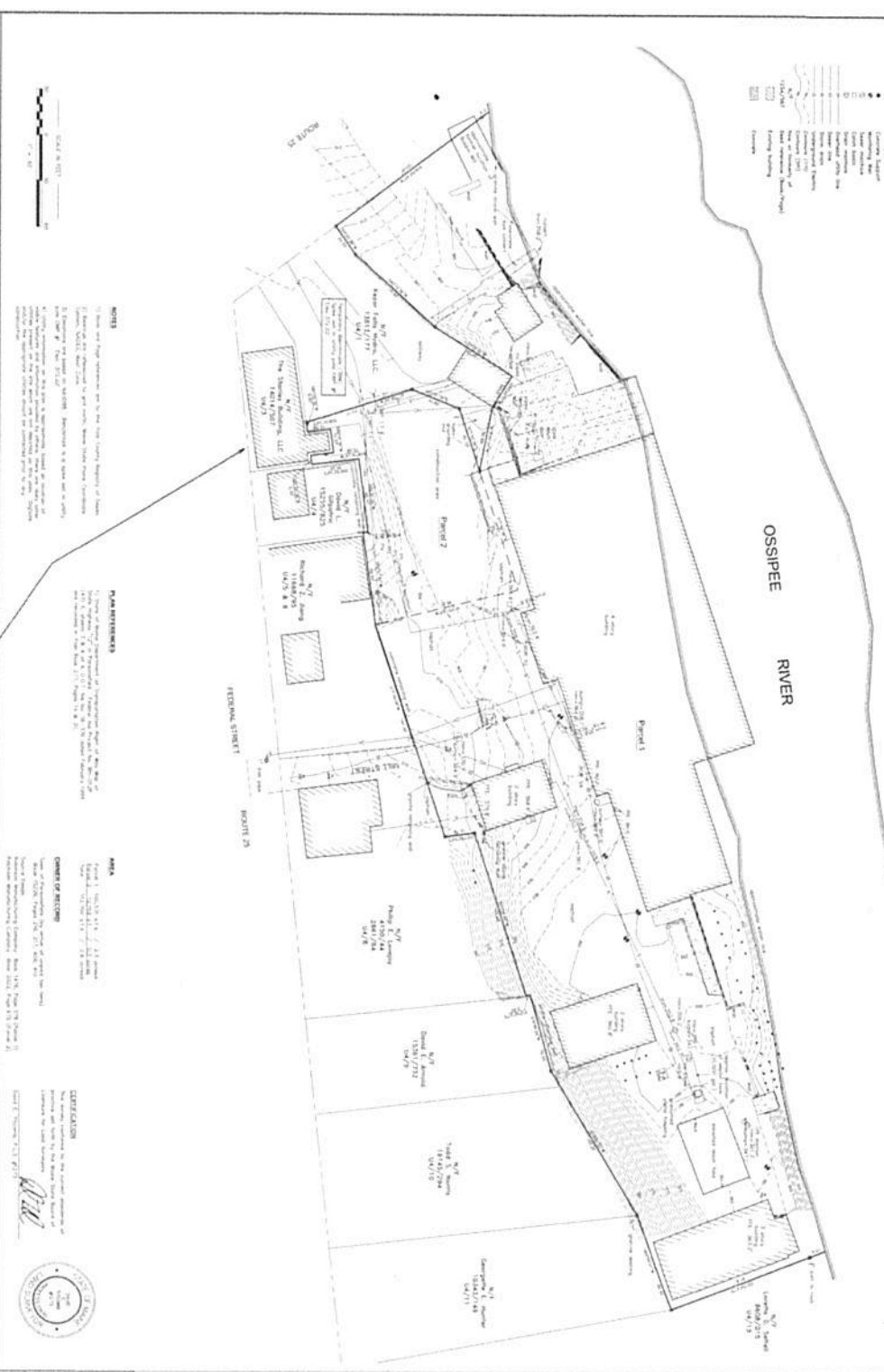
SCALE: 1" = 100'

<b>KEZAR COMMONS LLC</b> P.O. BOX 713 PARSONSFIELD, ME 04047 480-747-7748 main@kcmllc.com											
<b>STANLEY BUILDING</b> 18 FEDERAL RD PARSONSFIELD, ME 04047	<table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Description	Date							
No.	Description	Date									
<b>MDOT LOCATION MAP</b> A1.1	<table border="1"> <tr> <td>Project Number</td> <td>1-23</td> </tr> <tr> <td>Date</td> <td>07/20/23</td> </tr> <tr> <td>Drawn By</td> <td>MM</td> </tr> <tr> <td>Checked By</td> <td>MM</td> </tr> <tr> <td>Scale</td> <td>NA</td> </tr> </table>	Project Number	1-23	Date	07/20/23	Drawn By	MM	Checked By	MM	Scale	NA
Project Number	1-23										
Date	07/20/23										
Drawn By	MM										
Checked By	MM										
Scale	NA										





- LEGEND**
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  - 99.000' Contour
  - 100.000' Contour



**NOTES**

1. This plan was prepared in accordance with the Maine Surveying Act, Chapter 11-A, Title 13, Section 11-A-10.
2. The survey was conducted in accordance with the Maine Surveying Act, Chapter 11-A, Title 13, Section 11-A-10.
3. The survey was conducted in accordance with the Maine Surveying Act, Chapter 11-A, Title 13, Section 11-A-10.
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10. The survey was conducted in accordance with the Maine Surveying Act, Chapter 11-A, Title 13, Section 11-A-10.

**PLANNING**

1. This plan was prepared in accordance with the Maine Surveying Act, Chapter 11-A, Title 13, Section 11-A-10.

2. The survey was conducted in accordance with the Maine Surveying Act, Chapter 11-A, Title 13, Section 11-A-10.

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10. The survey was conducted in accordance with the Maine Surveying Act, Chapter 11-A, Title 13, Section 11-A-10.

**AREA**

1. This plan was prepared in accordance with the Maine Surveying Act, Chapter 11-A, Title 13, Section 11-A-10.

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4. The survey was conducted in accordance with the Maine Surveying Act, Chapter 11-A, Title 13, Section 11-A-10.

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8. The survey was conducted in accordance with the Maine Surveying Act, Chapter 11-A, Title 13, Section 11-A-10.

9. The survey was conducted in accordance with the Maine Surveying Act, Chapter 11-A, Title 13, Section 11-A-10.

10. The survey was conducted in accordance with the Maine Surveying Act, Chapter 11-A, Title 13, Section 11-A-10.

**CERTIFICATION**

I, the undersigned, being a duly Licensed Professional Surveyor in the State of Maine, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client.

\_\_\_\_\_  
 Mark A. Hill  
 Professional Surveyor  
 License No. 11000

**BOUNDARY & TOPOGRAPHIC SURVEY**

Mark A. Hill  
 Professional Surveyor  
 License No. 11000



No.	Description	Date
1	Field Notes	6/13/23
2	Field Notes	6/13/23
3	Field Notes	6/13/23
4	Field Notes	6/13/23
5	Field Notes	6/13/23
6	Field Notes	6/13/23
7	Field Notes	6/13/23
8	Field Notes	6/13/23
9	Field Notes	6/13/23
10	Field Notes	6/13/23

**KEZAR COMMONS LLC**  
 P.O. BOX 213  
 PARSONSFIELD, ME 04047  
 480-747-7748  
 mark@khillwork.com

**STANLEY BUILDING**  
 18 FEDERAL RD  
 PARSONSFIELD, ME  
 04047

**MILL BOUNDARY SURVEY**

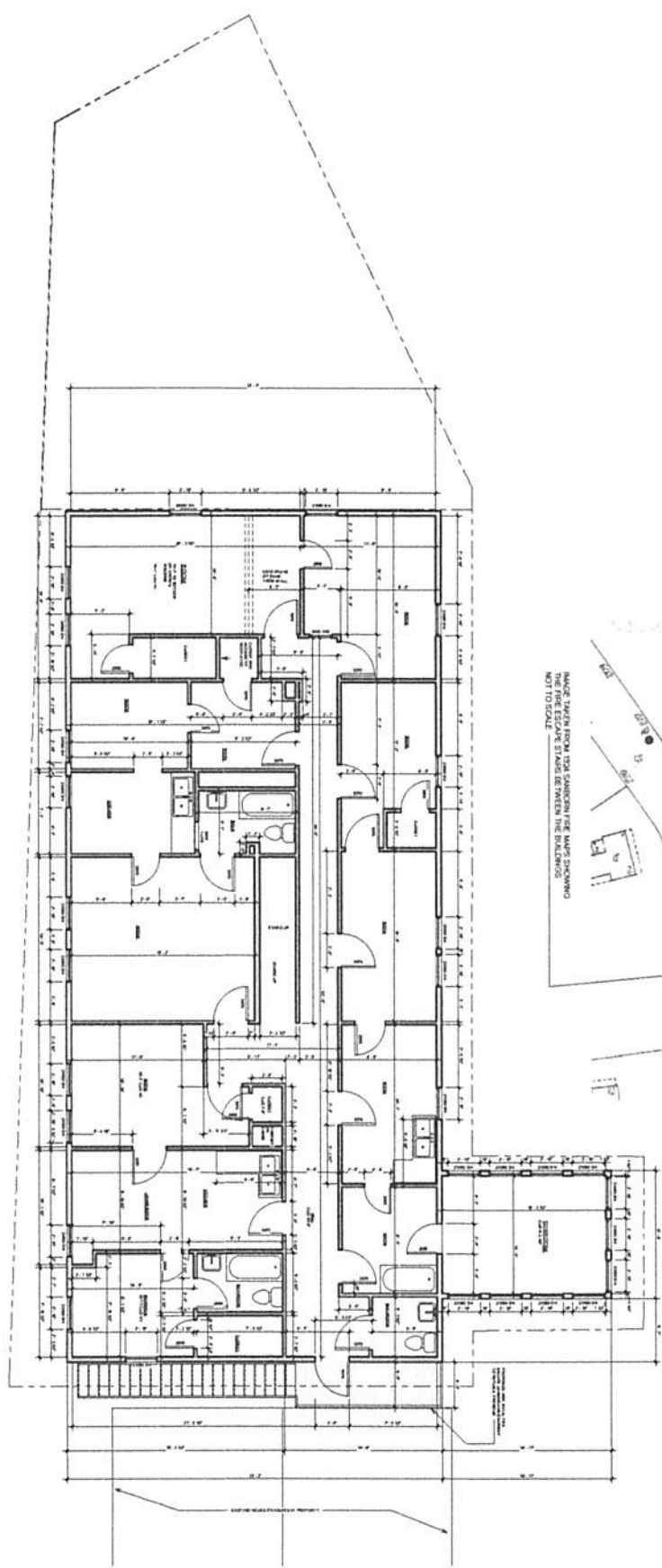
Project Number: 1-23  
 Date: 07/20/23  
 Created By: MM  
 Checked By: MM  
**A1.3**  
 Scale: 1" = 30'-0"



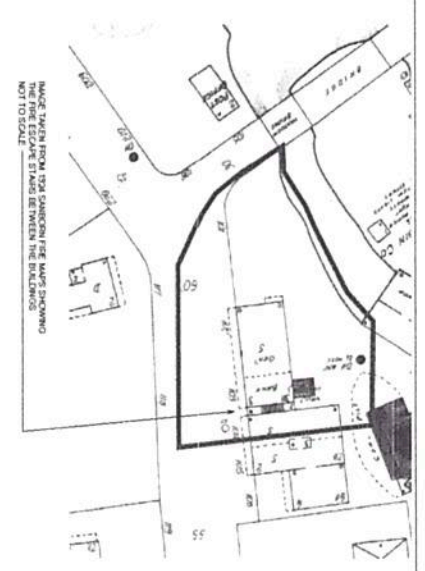








MAKE TURN FROM THE STAIRS FOR LAST DOORING  
THE FIRE ESCAPE STAIRS BETWEEN THE BUILDINGS  
NOT TO SCALE



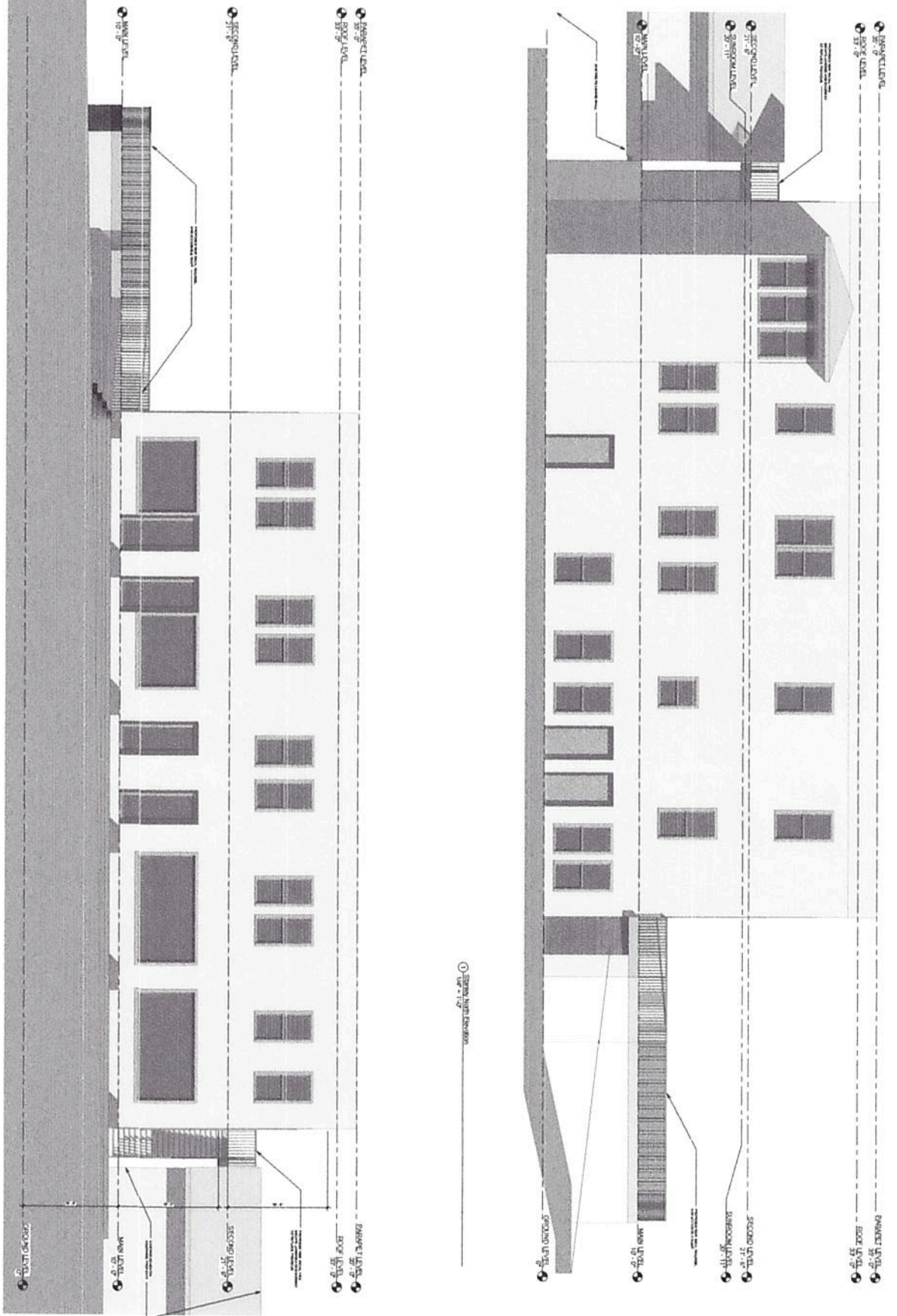
① SECOND LEVEL  
1/4" = 1'-0"



Note:  
Scale Accuracy of  
Printed or Engraved

<b>SECOND LEVEL</b>		<b>STANLEY BUILDING</b> 18 FEDERAL RD PARSONSFIELD, ME 04047		No. _____ Description _____ Date _____	
Project Number: 1-23 Date: 6/7/2023 Drawn By: MM Checked By: MM		Scale: 1/4" = 1'-0"		m.r.k@smithwork.com KEZAR COMMONS LLC P.O. BOX 713 PARSONSFIELD, ME 04047 480-747-7748	





KEZAR COMMONS  
LLC

P.O. BOX 713  
PARSONSFIELD, ME 04047  
480-747-7748

mark@kmlwork.com

No.	Description	Date
1	ARCHITECTURAL ELEVATIONS	6/7/2023

STANLEY BUILDING  
18 FEDERAL RD  
PARSONSFIELD, ME  
04047

NORTH-SOUTH  
ELEVATIONS

Project Number	1-23
Date	6/7/2023
Drawn By	MM
Checked By	MM

Scale  
**A1.7**  
1/4" = 1'-0"

NOTE: ARCHITECTURE, ELEVATIONS, AND FINISHES TO BE INDICATED BY THE ARCHITECT.

KEZAR COMMONS  
LLC

P O BOX 713  
PARSONSFIELD, ME 04047  
480-747-7748

mark@milkwork.com

No.	Description	Date

STANLEY BUILDING  
18 FEDERAL RD  
PARSONSFIELD, ME  
04047

EAST-WEST  
ELEVATIONS

Project Number 1-23

Date 07/20/23

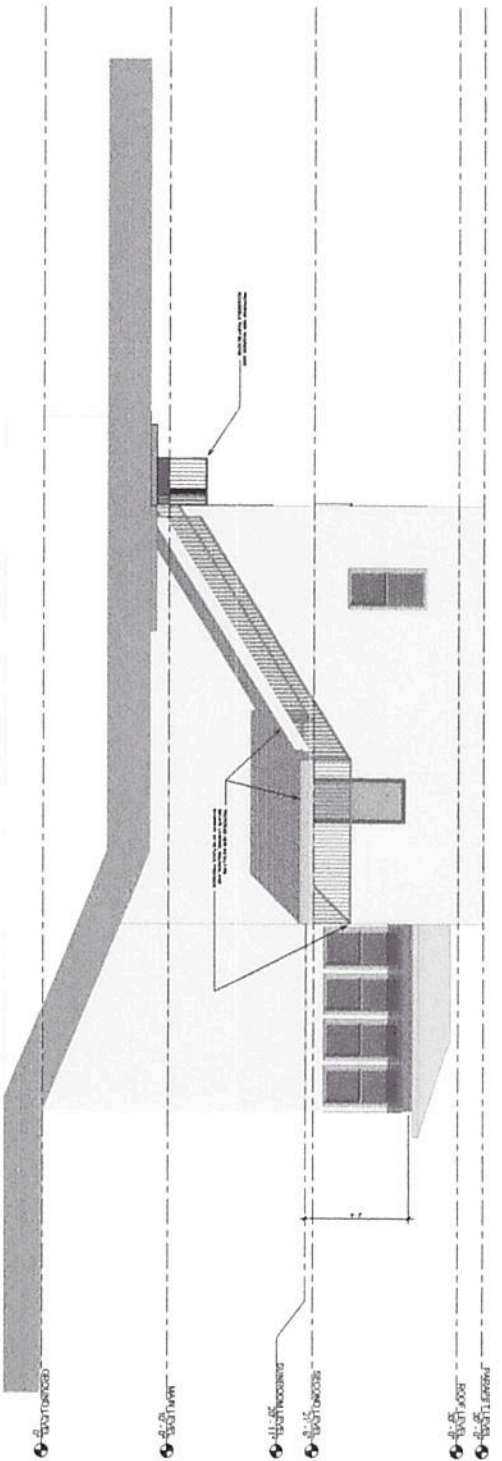
Drawn By MM

Checked By MM

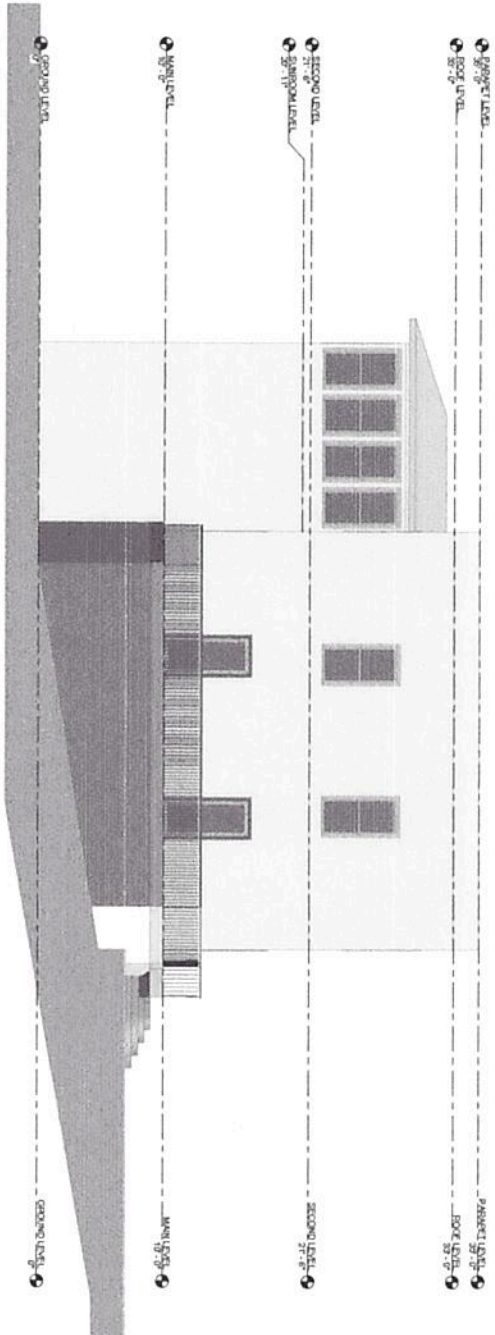
A1.8

Scale 1/4" = 1'-0"

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Title: Accessory, if  
blank or changed



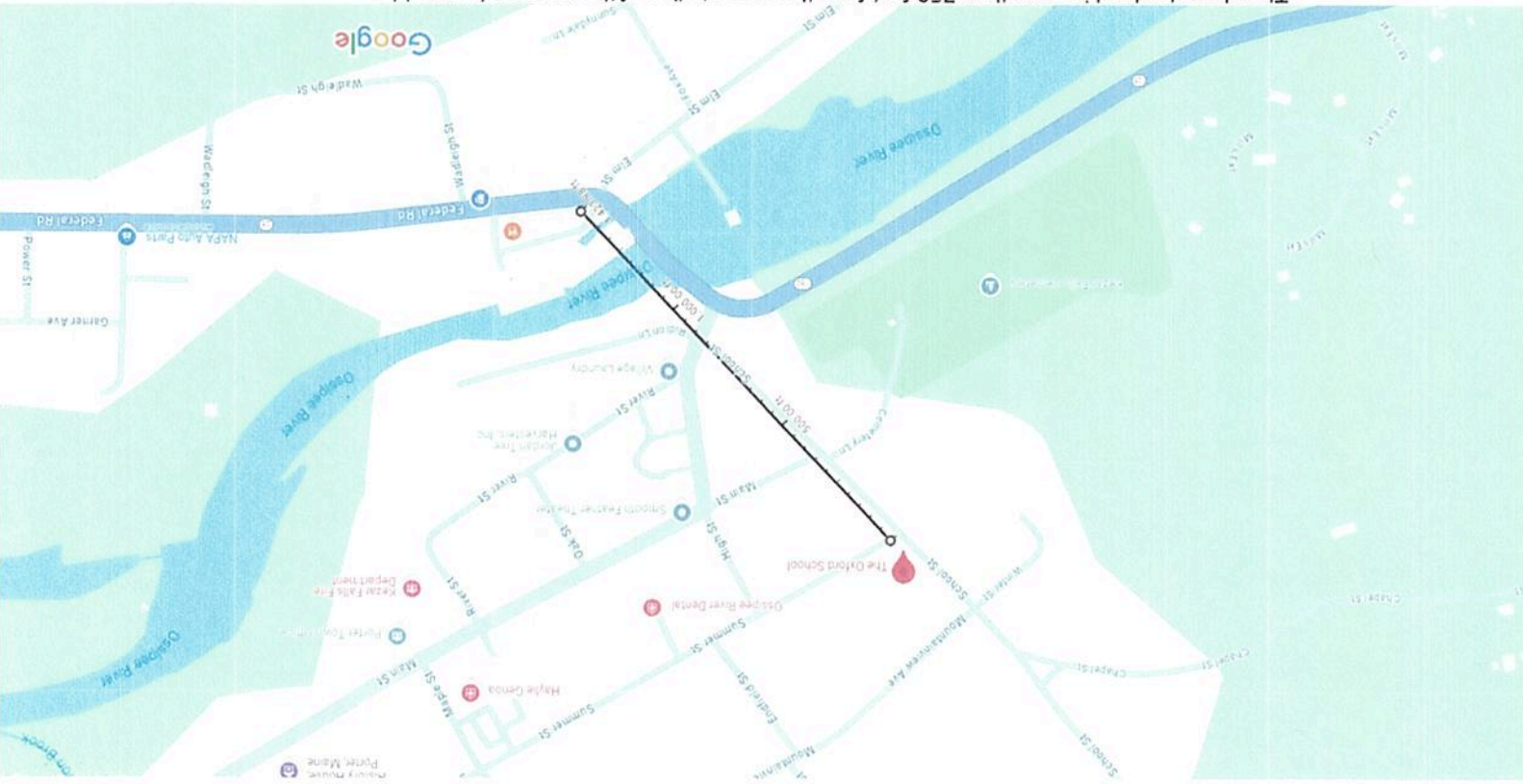
1 East Elevation  
1/4" = 1'-0"



1 West Elevation  
1/4" = 1'-0"

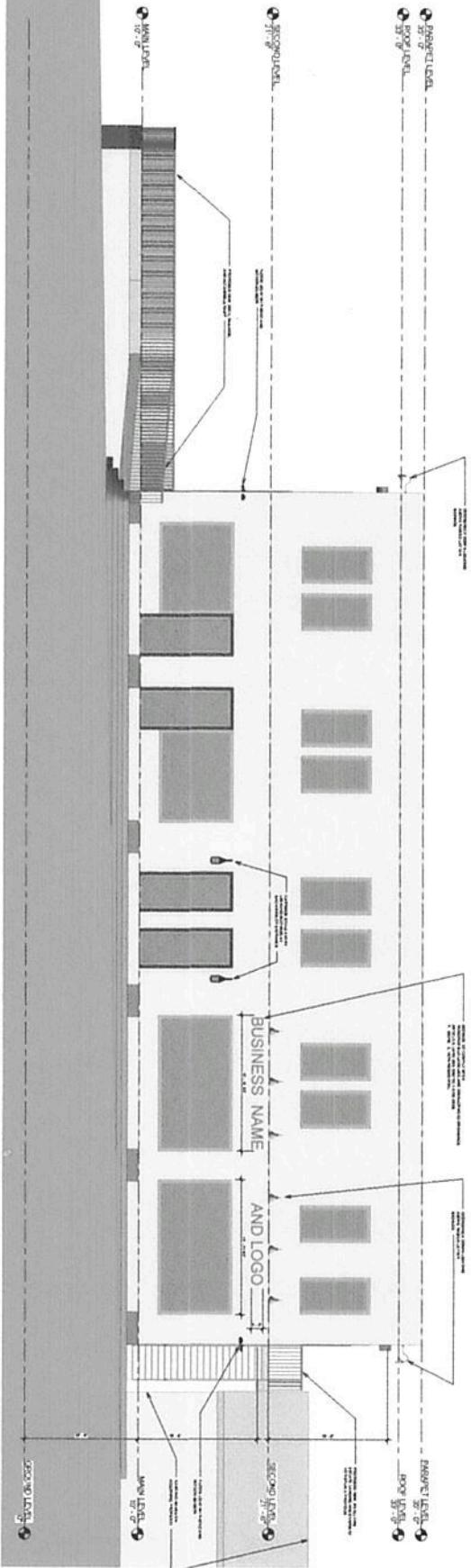
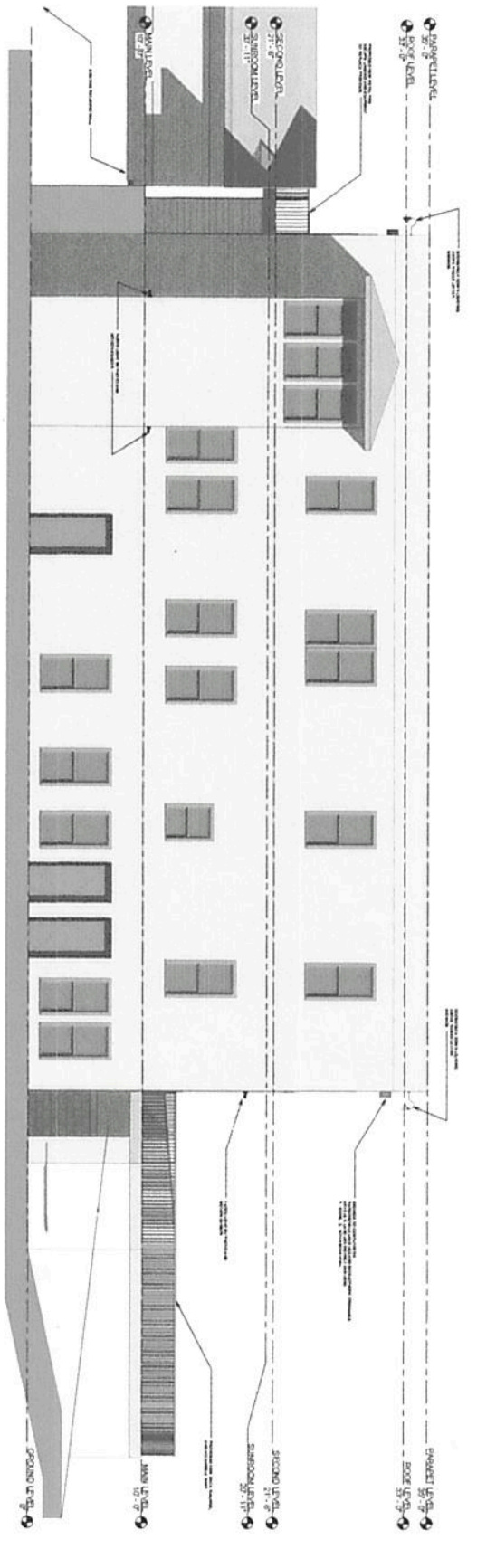






The closest school is more than 750 feet from the property line of the proposed cannabls store location.





KEZAR COMMONS  
 LLC  
 P.O. BOX 713  
 PARSONSFIELD, ME 04047  
 480-747-7748

mark@kshilbox.com

No.	Description	Date
1	PROPOSED SIGNAGE AND EXTERIOR LIGHTING	10/23/24
2	REVISIONS	10/23/24
3	REVISIONS	10/23/24
4	REVISIONS	10/23/24
5	REVISIONS	10/23/24
6	REVISIONS	10/23/24
7	REVISIONS	10/23/24
8	REVISIONS	10/23/24
9	REVISIONS	10/23/24
10	REVISIONS	10/23/24

STANLEY BUILDING  
 18 FEDERAL RD  
 PARSONSFIELD, ME  
 04047

NORTH-SOUTH  
 ELEVATIONS

Project Number: 1-23  
 Date: 10/23/24  
 Drawn By: NMM  
 Checked By: NMM  
 Scale: 1/4" = 1'-0"  
**A1.7**

Note: All drawings are the property of M.T. & U.





**W - Conditional License from Office of Cannabis Policy**

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

This certifies that

**SILVER THERAPEUTICS OF SOUTH**

**PORTLAND, LLC**

**License Number AMS1666**

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.

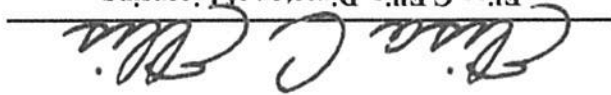
**NOTE: THIS IS NOT AN ACTIVE LICENSE**

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](mailto:Licensing.OCP@maine.gov)

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

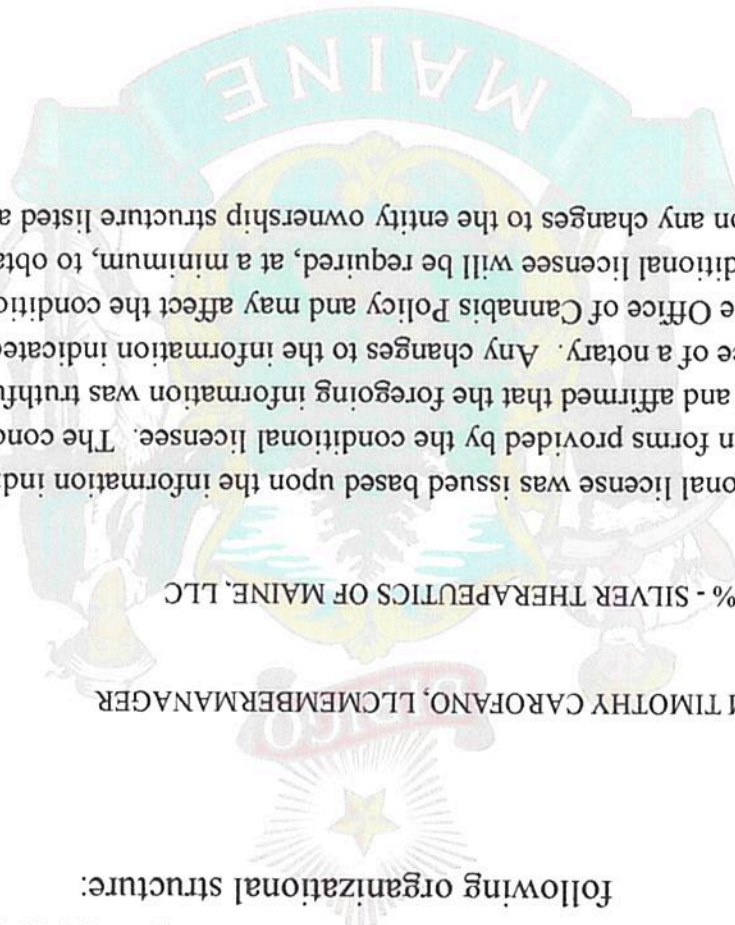
**Principals:**

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.





October 4, 2024

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

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

Dear Members of the Parsonsfeld 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 Parsonsfeld.

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 Parsonsfeld voted to enact amendments to the Town of Parsonsfeld 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 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 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

The requested waivers are for the following:

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.

### Requested Waivers

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.

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 Parsonsfeld Cannabis Facility Licensing Ordinance (Section 7(A)).

HEK:med

Dentons Bingham Greenebaum LLP  
Hannah E. King, Esq  
Partner

/s/ Hannah E. King

Sincerely,

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](mailto:hannah.king@dentons.com)). Thank you very much for your consideration.

**Conclusion**

- 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