

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: SW 10/16/2024

Date Received and Paid for at Clerk's Office: Roy 10/17/24

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)

Property Owner(s): Name & Mailing Address

Christopher Gadomski
P.O. Box 342
Parsonsfield, ME 04047

Richard Jaing
51 Dewayns Way
Gorham, ME 04038

Telephone: (603) 833-1684

Telephone: (207) 409-2375

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 24 Federal Road

Tax Map# U04

Lot# 005

Zoning District: Commercial

Acreeage of subject parcel: 0.1

Current Use of Property Daycare.

Proposed Use of Property Medical Cannabis Caregiver Facility, Adult-Use Cannabis Store, Adult Use Cannabis Products Manufacturing Facility, Adult Use Cannabis Cultivation Facility (TIER II).

Previous Approvals: List all previous uses, variances or special conditions associated with this property. Daycare, Chinese restaurant, Pizza restaurant.

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.	Abutters List
b.	Annex B - Map
c.	Annex C - Map
d.	Annex D - Copy of Deed
e.	Annex E.
f.	Annex F - Map
g.	Annex G - Map
h.	Annex H - Map
i.	Annex I - Map
j.	Annex J - Map
k.	Annex K - Map
l.	Annex L - Map
m.	Annex M - Photo
n.	Not applicable.
o.	Annex O - Map, also meets setbacks setforth by ToP Cannabis License Ordiance Section 7 A. (p. 5)
p.	No proposed change to development activity - See Annex I.
q.	No proposed change to development activity - See Annex J.
r.	No proposed change to development activity - See Annex G.
s.	No proposed change to development activity - See Annex G.
t.	Annex T - Design.
u.	Annex U - Design.
v.	Not applicable.
w.	No proposed change to development activity.
x.	Annex X - Proposed Schedule.
y.	Annex Y - Approval page.



MISSION STATEMENT:

“Our mission is to provide our hometown community with the freshest, most sustainable, and locally sourced organic products; grown farm-direct through our vertically integrated, closed-loop agricultural system. We are committed to supporting local businesses, reducing our environmental footprint, and will proudly offer employment for locals by locals.”

Annex A:

a) name and address of all property owners within 500 feet of edge of property line (Abutters List Form)

ABUTTERS LIST FORM

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

ABUTTER NAME(S): Richard Rice

MAILING ADDRESS: 54 Pleasant Hill Road

CITY/STATE/ZIP: Hollis, ME 04042

PROPERTY ADDRESS: 3 Bridge Street

MAP # V01 LOT # 024

ABUTTER NAME(S): Ridlon W. Vieras LLC

MAILING ADDRESS: 536 Kennard Hill Road

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 5 Bridge Street

MAP # V01 LOT # 025

ABUTTER NAME(S): Alan Simpson

MAILING ADDRESS: P.O. Box 534

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 34 Ridlon Lane

MAP # V01 LOT # 026

ABUTTER NAME(S): Ron & Virginia Desroche

MAILING ADDRESS: P.O. Box 125

CITY/STATE/ZIP: Hiram, ME 04041

PROPERTY ADDRESS: 1 Bridge Street

MAP # V01 LOT # 027

ABUTTER NAME(S): Eagel Creek Renewable

MAILING ADDRESS: PO BOX 167

CITY/STATE/ZIP: NESHKORO WI 54960

PROPERTY ADDRESS: 10 Federal Road

MAP # U04 LOT # 001

ABUTTER NAME(S): Kezar Falls Millworx/LLC

MAILING ADDRESS: PO BOX 713

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: Federal Road

MAP # U04 LOT # 002

ABUTTER NAME(S): The Stanley Building, LLC

MAILING ADDRESS: PO BOX 131

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 18 Federal Road

MAP # U04 LOT # 003

ABUTTER NAME(S): David Gilpatrick

MAILING ADDRESS: 296 A SPEC POND RD

CITY/STATE/ZIP: PORTER ME 04068-3447

PROPERTY ADDRESS: 20 Federal Road

MAP # U04 LOT # 004

ABUTTER NAME(S): Kezar Falls Millworx/LLC

MAILING ADDRESS: PO BOX 713

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 10 Mill Street

MAP # U04 LOT # 007

ABUTTERS LIST FORM

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

ABUTTER NAME(S): 32 Ossipee Trail LLC

MAILING ADDRESS: PO BOX 744

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 32 Federal Road

MAP # U04 LOT # 008

ABUTTER NAME(S): April Mason

MAILING ADDRESS: PO BOX 134

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 34 Federal Road

MAP # U04 LOT # 009

ABUTTER NAME(S): David Wright

MAILING ADDRESS: PO BOX 33

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 36 Federal Road

MAP # U04 LOT # 010

ABUTTER NAME(S): Ossiee Landing LLC

MAILING ADDRESS: PO BOX 713

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 40 Federal Road

MAP # U04 LOT # 011

ABUTTER NAME(S): Kezar Falls Library

MAILING ADDRESS: P.O. BOX 11

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 2 Wadleigh Street

MAP # U04 LOT # 027

ABUTTER NAME(S): Leslie Croteau

MAILING ADDRESS: 126 FIRST COUNTY ROAD

CITY/STATE/ZIP: PORTER ME 04068

PROPERTY ADDRESS: 31 Federal Road

MAP # U04 LOT # 026

ABUTTER NAME(S): Francis McMurrough

MAILING ADDRESS: PO BOX 2830

CITY/STATE/ZIP: TAOS NM 87571

PROPERTY ADDRESS: 35 Federal Road

MAP # U04 LOT # 023

ABUTTER NAME(S): Christina Roush

MAILING ADDRESS: 1018 SOUTH STREET

CITY/STATE/ZIP: DAYTON ME 04005

PROPERTY ADDRESS: 8 Wadleigh Street

MAP # U04 LOT # 028

ABUTTER NAME(S): Harold Jordan

MAILING ADDRESS: 10 WADLEIGH ST

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 12 Waleigh Street

MAP # U04 LOT # 029

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): Ausashia Day

MAILING ADDRESS: 15 WADLEIGH ST

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 15 Wadliegh Street

MAP # U04 LOT # 037A

ABUTTER NAME(S): Villiage Varitey LLC

MAILING ADDRESS: 2 INTERNATIONAL WAY

CITY/STATE/ZIP: LAWRENCE MA 01843

PROPERTY ADDRESS: 13 Wadliegh Street

MAP # U04 LOT # 038/40/41

ABUTTER NAME(S): Peter Cormier

MAILING ADDRESS: PO BOX 326

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 23 Federal Road

MAP # U04 LOT # 042

ABUTTER NAME(S): Town of Parsonsfield

MAILING ADDRESS: 634 NORTH ROAD

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: Federal Road

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

MAP # U04 LOT # 044

ABUTTER NAME(S): Mathias Florenz

MAILING ADDRESS: 6 ELM STREET

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 6 Elm Street

MAP # U04 LOT # 045/63

ABUTTER NAME(S): Gary Dooley

MAILING ADDRESS: 10 ELM STREET

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 10 Elm Street

MAP # U04 LOT # 046

ABUTTER NAME(S): Arthur Montgomery

MAILING ADDRESS: 12 CHARLES WAY

CITY/STATE/ZIP: MILLIS MA 02054

PROPERTY ADDRESS: 9 Elm Street

MAP # U04 LOT # 062

ABUTTER NAME(S): Amanda Hynes

MAILING ADDRESS: 4 SUNNYDALE LANE

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 4 Sunnydale Lane

MAP # U04 LOT # 049

Annex B:

**b) sketch map showing general location of site within the
Town**



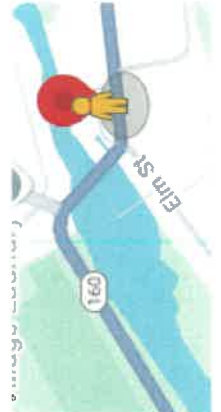


Parsonsfield, Maine



Oct 2018 [See more dates](#)

Image capture: Oct 2018 © 2024 Google





24 FEDERAL ROAD,
PARSONSFIELD,
MAINE, 04047, USA

SITE PLAN

1" = 20'-0"

JURISDICTION	TOWN OF PARSONSFIELD	LOT AREA	3,744 SF
PARCEL NUMBER	M-3004 L-005	BUILDING FOOTPRINT	2,604 SF
ZONING		LOT COVERAGE	69.55%
OWNER			



1 SITE PLAN
SCALE: 1" = 20'-0"

Annex C:

c) boundaries of all contiguous property under control of owner/applicant regardless of whether all or part is being developed at this time

Annex D:

d) copy of the deed to the property, option to purchase the property or other documentation to demonstrate right, title or interest

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Angelo Sotiropoulos** of Gorham, County of Cumberland, State of Maine for consideration paid, grant with warranty covenants to **Richard Z. Jiang** whose mailing address is P.O. Box 1154, Raymond, Maine 04071, the following described real property with the buildings thereon situated in the town of Parsonsfield, County of York, State of Maine:

Parcel 1:

A certain lot or parcel of land together with the buildings thereon, situated on the northerly side of Main Street in Kezar Falls Village, in the Town of Parsonsfield, County of York, and State of Maine, bounded and described as follows, viz:

Beginning at a point on said Street at the southeasterly corner of where the former Two Story Norton Building stood; thence Northerly along a line where the side wall of the Easterly side of that part of the former Building formerly occupied by C.L. Kelly's Grocery Store and continuing the same course through where the former Norton Building stood to land of Kezar Falls Woolen Company; thence Easterly by land of said Kezar Falls Woolen Company to a corner; thence Southerly by land of said Kezar Falls Woolen Company to Main Street; thence Westerly by said Street to the first mentioned bounds.

Parcel 2:

A certain lot or parcel of land situated in said Parsonsfield, on the Northerly side of Federal Road, also known as Route 25, and bounded and described as follows:

Beginning at the Southeasterly corner of the lot herein conveyed at an iron pipe set in the ground, Northerly of the sidewalk and twenty-six feet (26') Easterly from a projection Southerly of the Easterly sideline of property now owned by the Grantor which said side line is the wall of the building presently located on the premises; thence Northerly by land of Kezar Falls Woolen Company a distance of seventy-nine feet, nine inches (79' 9") to an iron pipe set in the ground at the fence, which said iron pipe is sixteen feet (16') Easterly from property of the Grantor; thence Westerly by said fence to the wall of the building and land of said Grantor; thence Southerly, Westerly and Southerly by said building and the projection of the Easterly wall thereof to the sidewalk; thence Easterly by said sidewalk a distance of twenty-six feet (26') to the point of beginning.

Together with any and all rights the Grantor may have in and to land Southerly of the last named bound lying between it and Federal Road.

Being the same premises conveyed to Angelo Sotiropoulos by deed of Martin L. and Barbara J. Altbaum dated August 28, 1990 and recorded in the York County Registry of Deeds in Book 5507, Page 309.

Parcel 3:

A certain lot or parcel of land, together with any buildings thereon, situated in Parsonsfield, York County, Maine, being located on the northerly side of Federal Road, also known as Route 25, and being further bounded and described as follows:

Beginning at an iron pipe set in the ground on the northerly side of the sidewalk at the southwesterly corner of the lot herein conveyed and the southeasterly corner of land conveyed to James F. Howe; thence northerly by land of said Howe a distance of 79 feet 9 inches to an iron pipe and a fence; thence easterly by said fence a distance of 96 feet, more or less, to a right of way leading northerly from said Federal Road to the mill; thence southerly by said right of way a distance of 97 feet to an iron pipe at the northerly side of said sidewalk; thence westerly by said sidewalk a distance of 95 feet 9 inches to the point of beginning.


Together with any and all rights Kezar Sales Corporation had in and to land southerly of the last named bound lying between it and Federal Road.

Subject to easement of Pike, Lovejoy & Pike to Central Maine Power Co. dated April 28, 1973, recorded in the York County Registry of Deeds, Book 1993, Page 538.

Subject to an easement of Inhabitants of Parsonsfield to Martin and Barbara Altbaum dated July 11, 1989, and recorded in said Registry of Deeds in Book 5119, Page 285.

Being the same premises conveyed to Angelo Sotiropoulos by deed of Richard Sanborn, Jr. dated November 17, 1999 and recorded in the York County Registry of Deeds in Book 9785, Page 163.

WITNESS my hand and seal this 29 day of May, 2002.


Witness

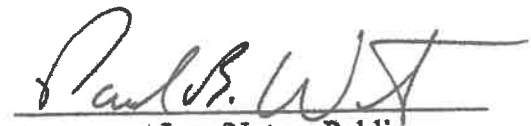

Angelo Sotiropoulos

STATE OF MAINE
CUMBERLAND, ss.

May 29, 2002

Personally appeared the above-named Angelo Sotiropoulos and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Attorney at Law/Notary Public
PAUL B. WATSON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 7, 2004

Parsonsfield Planning Board
634 North Road
Parsonsfield, ME 04047

Oct 3, 2024

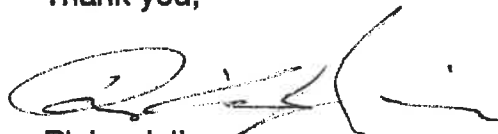
To whom it may concern,

I am writing this letter to let you know that I am going to sign a lease with Chris Gadomski, a resident of Parsonsfield Maine with mailing address of P O Box 342 Parsonsfield, Maine 04047. The leasing property is on 24 Federal Road Parsonsfield, Maine 04047. Chris Gadomski is going to operate a Cannabis facility.

Thank you for your prompt attention.

Please feel free to contact me at 207-383-9260 if you have further questions for this matter.

Thank you,

A handwritten signature in black ink, appearing to read 'Richard Jiang', with a stylized flourish extending to the right.

Richard Jiang
51 Dewayns Way
Gorham, ME 04038

Annex E:

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

Annex E

Planning Board Application:

Prepared by –

Justin P. Espinosa

(207) 423-3626

(Parsonsfield Planning Board Chair 2017-2019)

Site Plan Map Generated on Auto-Cad (from hand drawn maps provided by land owner, tax map, and google maps)

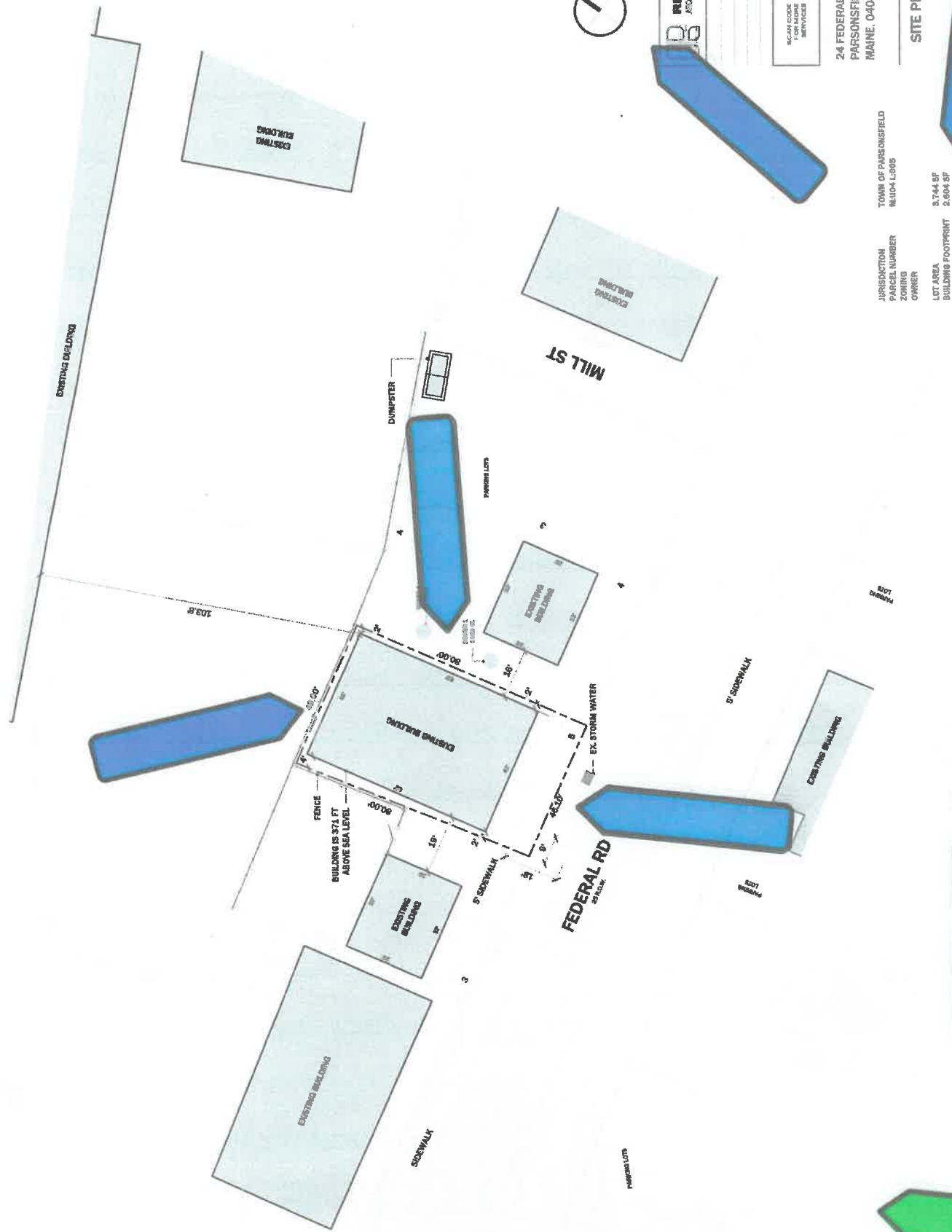
Prepared by –

Dmitriy Yevstifieiev (Engineer) @dmitriyre through www.Fivver.com

Annex F:

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

F



24 FEDERAL ROAD,
PARSONSFIELD,
MAINE, 04047, USA

SITE PLAN

JURISDICTION	TOWN OF PARSONSFIELD
PARCEL NUMBER	M-1104 L-005
ZONING	
OWNER	
LET AREA	3,744 SF
BUILDING FOOTPRINT	2,604 SF
LOT COVERAGE	69.55%



1 SITE PLAN
SCALE 1" = 20'-0"

C-1

Annex G:

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



24 FEDERAL ROAD,
PARSONSFIELD,
MAINE, 04047, USA

SITE PLAN

1" = 20'-0"



JURISDICTION	TOWN OF PARSONSFIELD
PARCEL NUMBER	NEUD4 L00B
ZONING	
OWNER	
LOT AREA	3,744 SF
BUILDING FOOTPRINT	2,804 SF
LOT COVERAGE	69.55%

1 SITE PLAN
SCALE: 1" = 20'-0"

C-1

G

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PROPERTY LOCATION

City, Town, or Plantation: PARSONSFIELD

Street or Road: 28 FEDERAL ROAD

Subdivision, Lot #

PARSONSFIELD PERMIT # 1462 APPLICANTS COPY

Date Permit Issued: 10/28/08

Local Plumbing Inspector Signature: [Signature]

Local Plumbing Inspector License # 1101751

FEE: _____

OWNER/APPLICANT INFORMATION

Name (last, first, MI): JANG, RICHARD

Owner Applicant

Mailing Address of Owner/Applicant: 51 DEWAYNES WAY
GORHAM, ME 04038

Daytime Tel. #: 839-5770

THE WORK SPECIFIED ON THIS APPLICATION IS HEREBY AUTHORIZED TO BE INSTALLED IN ACCORDANCE WITH THE RULES. THIS PERMIT EXPIRES AFTER TWO YEARS FROM DATE ISSUED UNLESS WORK HAS COMMENCED.

Municipal Tax Map # U4 Lot # 6

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Signature of Owner or Applicant: [Signature] Date: 10/28/08

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Local Plumbing Inspector Signature: [Signature] Date: 11/18/08

PERMIT INFORMATION

TYPE OF APPLICATION

1. First Time System

2. Replacement System
Type replaced: Chambers
Year installed: 1989

3. Expanded System
 a. Minor Expansion
 b. Major Expansion

4. Experimental System

5. Seasonal Conversion

THIS APPLICATION REQUIRES

1. No Rule Variance

2. First Time System Variance
 a. Local Plumbing Inspector Approval
 b. State & Local Plumbing Inspector Approval

3. Replacement System Variance
 a. Local Plumbing Inspector Approval
 b. State & Local Plumbing Inspector Approval

4. Minimum Lot Size Variance state approved

5. Seasonal Conversion Permit 7/10/92

DISPOSAL SYSTEM COMPONENTS

1. Complete Non-engineered System

2. Primitive System (graywater & alt. toilet)

3. Alternative Toilet, specify: _____

4. Non-engineered Treatment Tank (only)

5. Holding Tank, _____ gallons

6. Non-engineered Disposal Field (only)

7. Separated Laundry System

8. Complete Engineered System (2000 gpd or more)

9. Engineered Treatment Tank (only)

10. Engineered Disposal Field (only)

11. Pre-treatment, specify: _____

12. Miscellaneous Components
1000 gal grease trap
TYPE OF WATER SUPPLY

1. Drilled Well 2. Dug Well 3. Private

4. Public 5. Other

SIZE OF PROPERTY

ADJACENT LOT

3,680 ± SQ. FT. ACRES

SHORELAND ZONING

Yes No

DISPOSAL SYSTEM TO SERVE

1. Single Family Dwelling Unit, No. of Bedrooms: _____

2. Multiple Family Dwelling, No. of Units: _____

3. Other: Office & Restaurants
(specify)

Current Use Seasonal Year Round Undeveloped

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. Concrete EXIST
 a. Regular 1000 USE
 b. Low Profile CHECK!
 2. Plastic BAFFLE

3. Other: Replace as Nec

CAPACITY: 2000 GAL
(2) 1000

DISPOSAL FIELD TYPE & SIZE

1. Stone Bed 2. Stone Trench

3. Proprietary Device
 a. cluster array c. Linear
 b. regular load d. H-20 load

4. Other: _____

SIZE: 1690 sq. ft. lin. ft.

GARBAGE DISPOSAL UNIT

1. No 2. Yes 3. Maybe

If Yes or Maybe, specify one below:

a. multi-compartment tank

b. _____ tanks in series

c. increase in tank capacity

d. Filter on Tank Outlet

DESIGN FLOW

500 gallons per day

BASED ON:

1. Table 501.1 (dwelling unit(s))

2. Table 501.2 (other facilities)

SHOW CALCULATIONS
— by other facilities —
OFFICE
Dough Bay & China Garden
Water Records X 1.5

3. Section 503.0 (meter readings)

ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS

PROFILE CONDITION DESIGN
4 / B / 2

at Observation Hole # TP#1

Depth 4.8 "

of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

1. Small—2.0 sq. ft. / gpd

2. Medium—2.6 sq. ft. / gpd

3. Medium—Large 3.3 sq. ft. / gpd

4. Large—4.1 sq. ft. / gpd

5. Extra Large—5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

1. Not Required

2. May Be Required

3. Required

Specify only for engineered systems:

DOSE: _____ gallons

SITE EVALUATOR STATEMENT

I certify that on Oct 9, 2008 (date) I completed a site evaluation on this property and state that the data reported are accurate that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Signature: John M. Toothaker

Site Evaluator Name Printed: John M. Toothaker

SE #: #347

Telephone Number: (207) 839-5746

Date: Oct 10, 2008

E-mail Address: tooth@maine.rr.com

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, 10 State
St. Augusta, ME 04330
(207) 287-6672 FAX (207) 287-3362

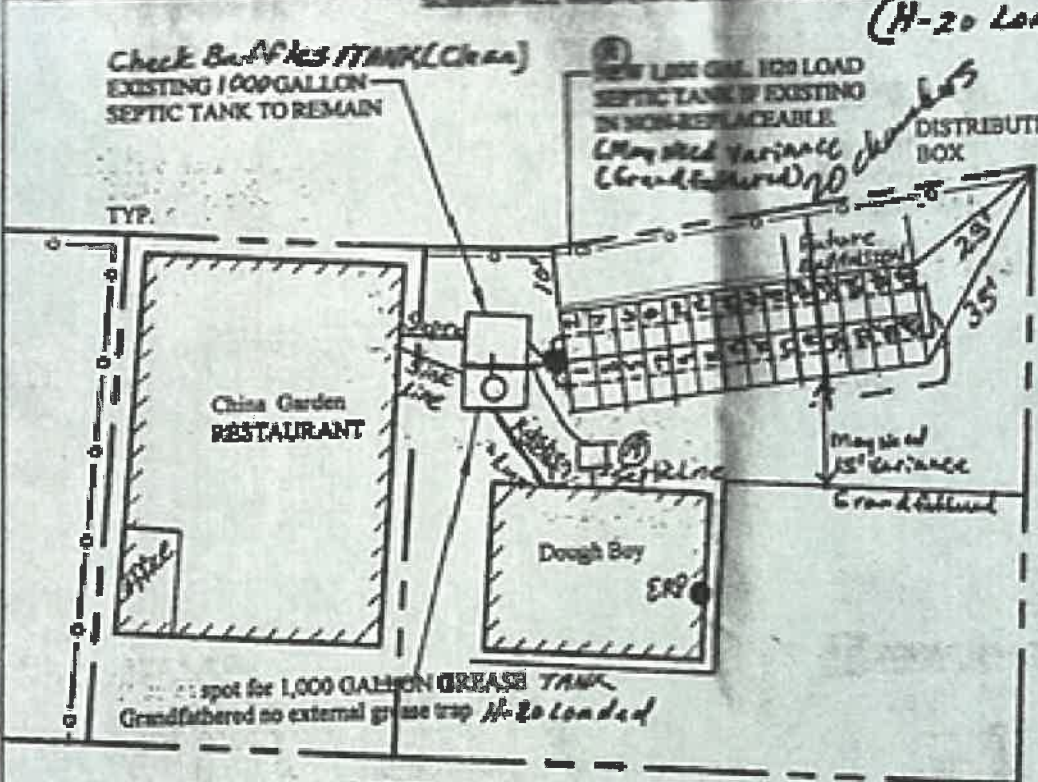
Town, City, Parish
PARSONFIELD

Street, Road, Subdiv.
28 FEDERAL ROAD

Owner or Applicant Name
Richard Jiang

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 30 FT.



- NOTES:**
1. IF A GARBAGE DISPOSAL IS USED, THEN CHANGES TO THIS DESIGN ARE NECESSARY.
 2. ALL MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MAINE SUBSURFACE WASTEWATER DISPOSAL RULES DATED 10/02, AS AMENDED, AND SUPPLEMENTED BY THE ATTACHED GENERAL NOTES WHICH BECOME A PART OF THIS DESIGN. *H-20 loaded*
 3. ALLOW FOR POSITIVE DRAINAGE AROUND THE LEACH FIELD.
 4. SUBJECT TO REVISION AND CHANGES.
 5. H20 RATED CHAMBERS REQUIRED IN PARKING AREA.

6. Verify Grades for gravity feed Prior to installation of Septic
9. Site Evaluator to be on-site prior to installation of leach field

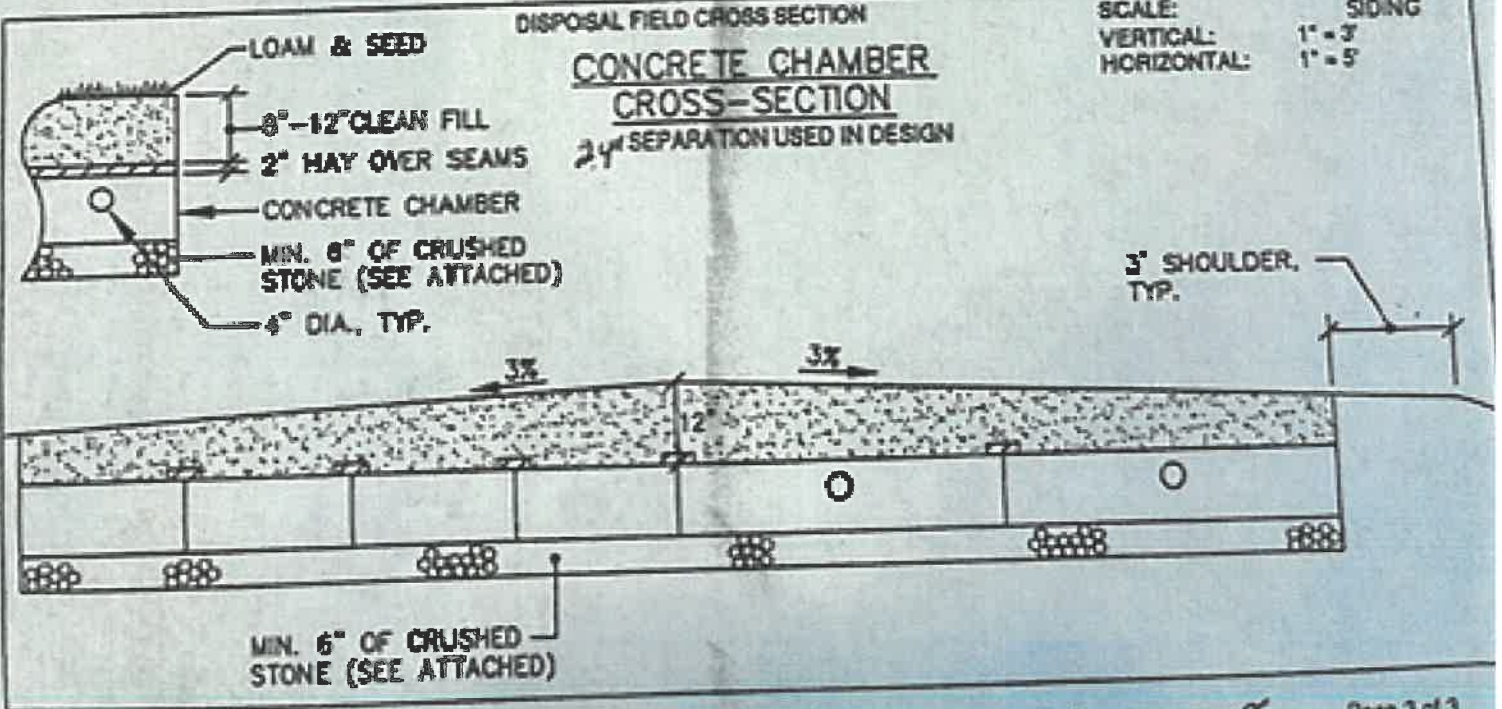
BACKFILL REQUIREMENTS

Depth of Fill (Upslope)	0"-24"
Depth of Fill (Downslope)	0"-24"

CONSTRUCTION ELEVATIONS

Finished Grade Elevation	-70"
Top of Distribution Pipe or Proprietary Device	-82"
Bottom of Disposal Area (Bottom of Stone)	-100"

ELEVATION REFERENCE POINT
Location & Description TOP OF ELEC. BOX ON Dough Boy STORE, 48" Reference Elevation 0" ABOVE BOTT



SCALE:
VERTICAL: 1" = 3"
HORIZONTAL: 1" = 5"

John M. Toothaker
Site Evaluator Signature

#347
SE #

October 10-2008
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, 10 SHS
(207) 287-5672 FAX (207) 287-3165

Town, City, Plantation
PARSONFIELD

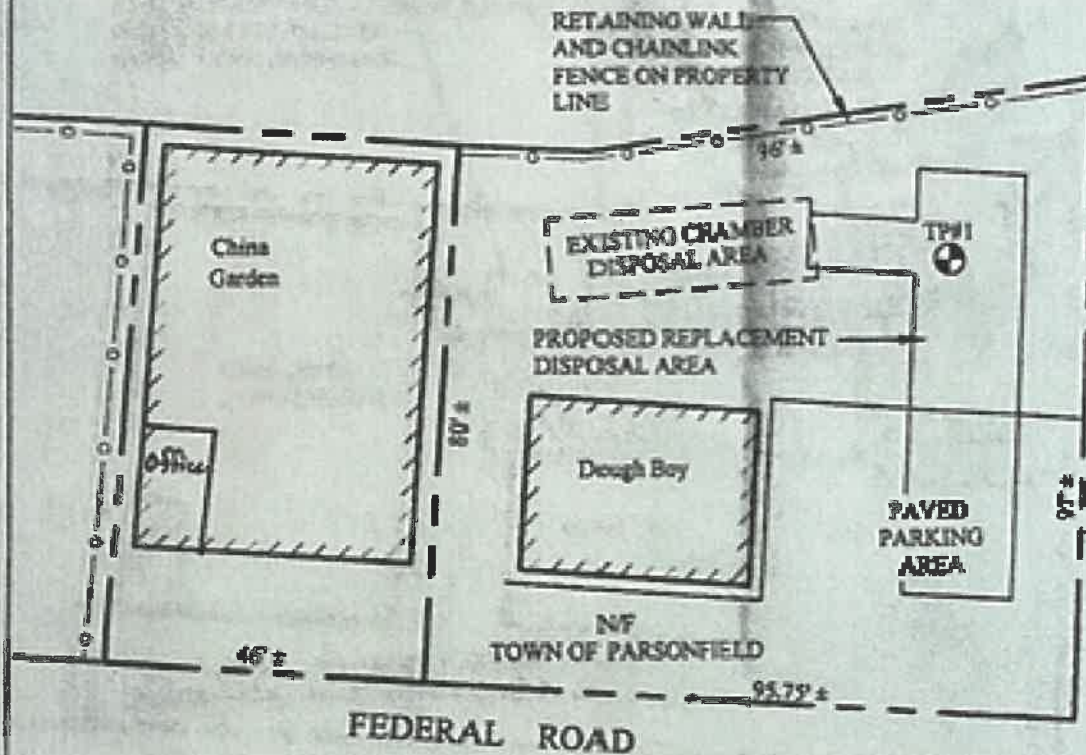
Street, Road, Subdivision
28 FEDERAL ROAD

Owner or Applicant Name
RICHARD JIANG

SITE PLAN

Scale 1" = 30 Ft.
or as shown

SITE LOCATION PLAN
(Map from Maine Atlas
recommended)



- PLAN IS APPROXIMATE ONLY.
- SUBJECT TO REVISION AND CHANGES.

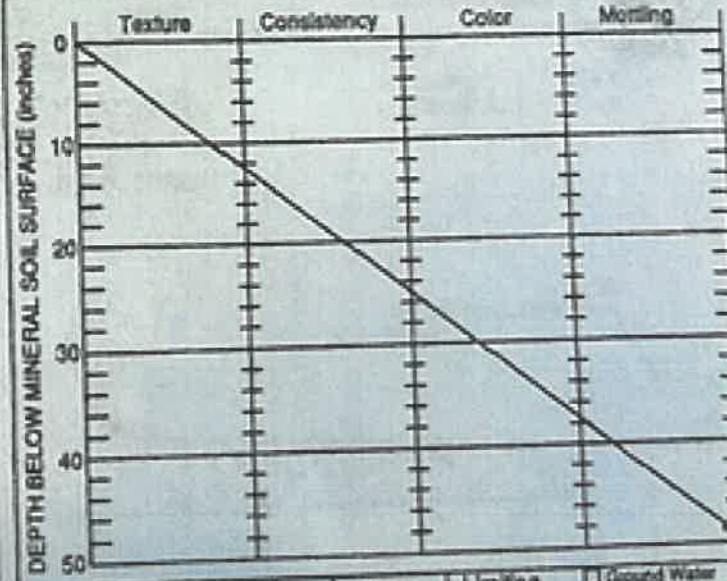
SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-#1 Test pit Boring
0"-1" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM	FRIABLE	DARK BROWN	NONE EVIDENT
10	Loamy Sand		YELLOWISH BROWN	
20	Cobbly Sand		LIGHT OLIVE BROWN	
30				
40				
50				

Soil Classification: 4 Profile, B Condition
Slope: 2-5%
Limiting Factor: 48
 Ground Water, Restrictive Layer, Bedrock, Pit Depth

Observation Hole Test pit Boring
 Depth of Organic Horizon Above Mineral Soil



Soil Classification: Profile, Condition
Slope: %
Limiting Factor:
 Ground Water, Restrictive Layer, Bedrock, Pit Depth

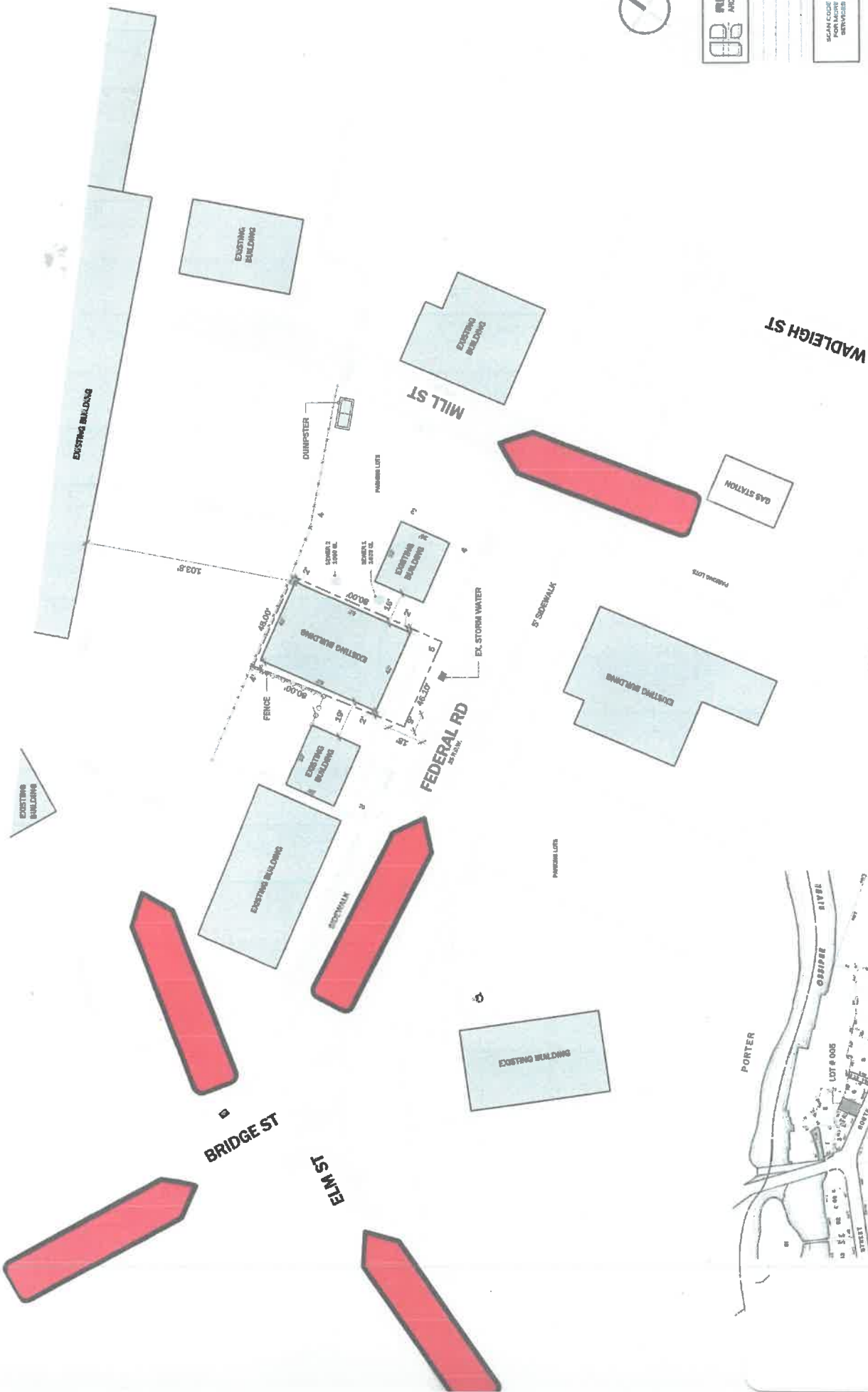
John M. Louthaler
Site Evaluator Signature

#347
SE #

Oct 10 - 2008
Date

Annex H:

**h) location, names and present widths of existing streets
and rights-of-way within or adjacent to the proposed
development**



24 FEDERAL ROAD,
PARSONSFIELD,
MAINE, 04047, USA

SITE PLAN

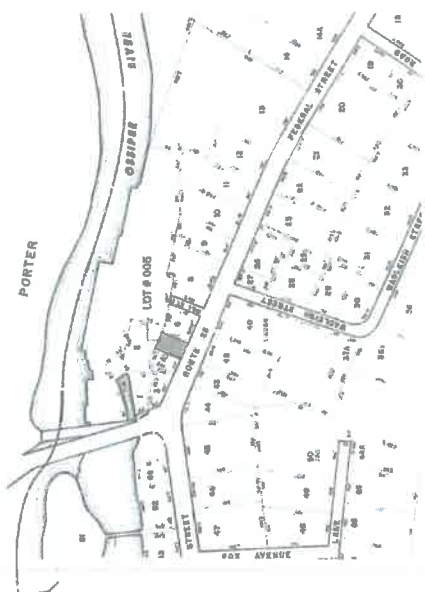
As indicated

C-1

JURISDICTION	TOWN OF PARSONSFIELD
PARCEL NUMBER	M-004 L005
ZONING	
OWNER	
LOT AREA	3,744 SF
BUILDING FOOTPRINT	2,604 SF
LOT COVERAGE	69.36%



1 SITE PLAN
SCALE: 1" = 30'-0"



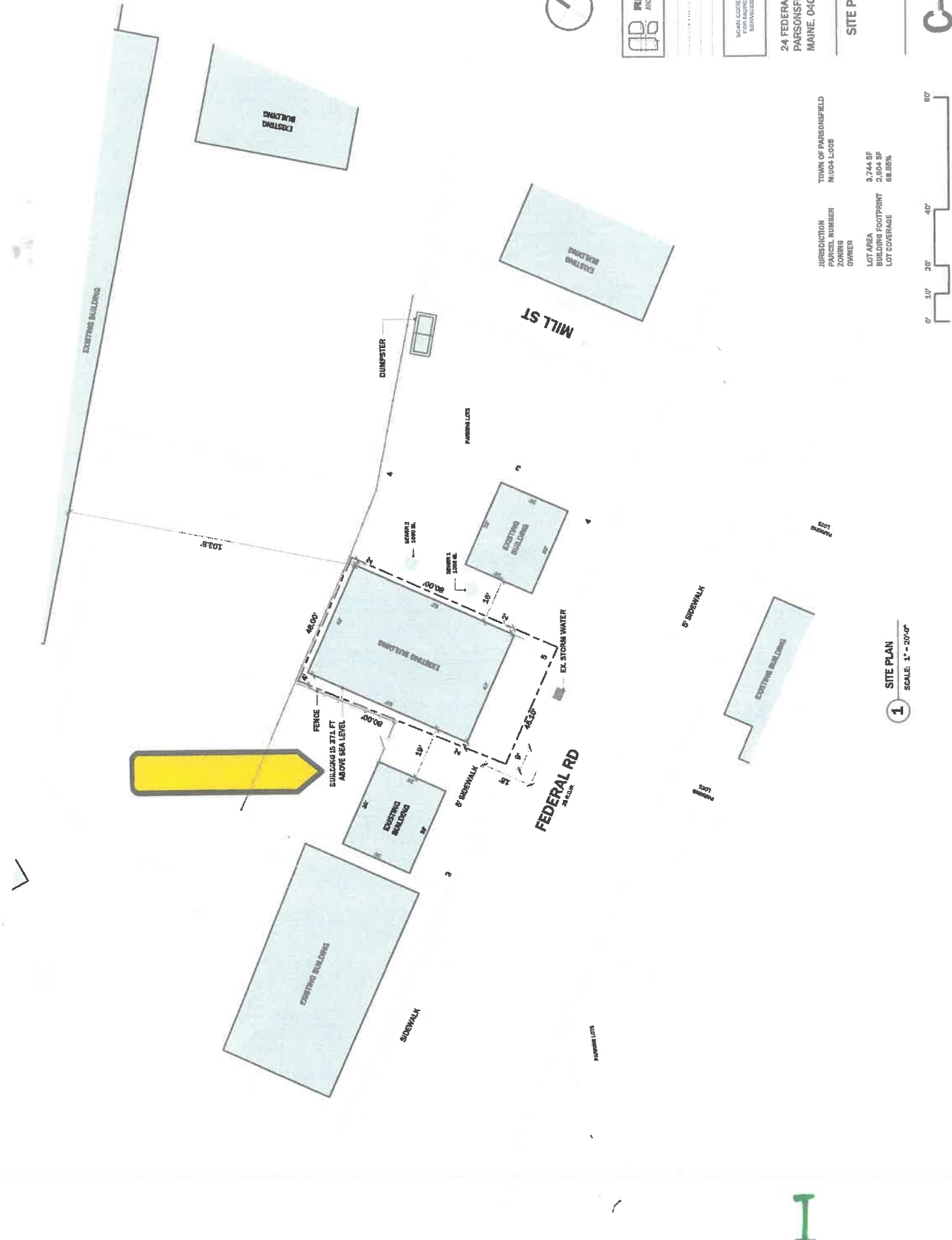
2 VICINITY MAP
SCALE: 1" = 100'-0"

H



Annex I:

**i) location, dimensions and ground floor elevations
Above Ground Level (AGL) of all existing and proposed
buildings on the site**



24 FEDERAL ROAD,
PARSONSFIELD,
MAINE, 04047, USA

SITE PLAN

1" = 20'-0"

JURISDICTION	TOWN OF PARSONSFIELD
PARCEL NUMBER	11104.0008
ZONING	
OWNER	
LOT AREA	9,744 SF
BUILDING FOOTPRINT	2,904 SF
LOT COVERAGE	68.85%



1 SITE PLAN
SCALE: 1" = 20'-0"

I

Annex J:

j) location and dimensions of existing driveways, streets, parking and loading areas and walkways on the site



24 FEDERAL ROAD,
PARSONSFIELD,
MAINE, 04047, USA

SITE PLAN

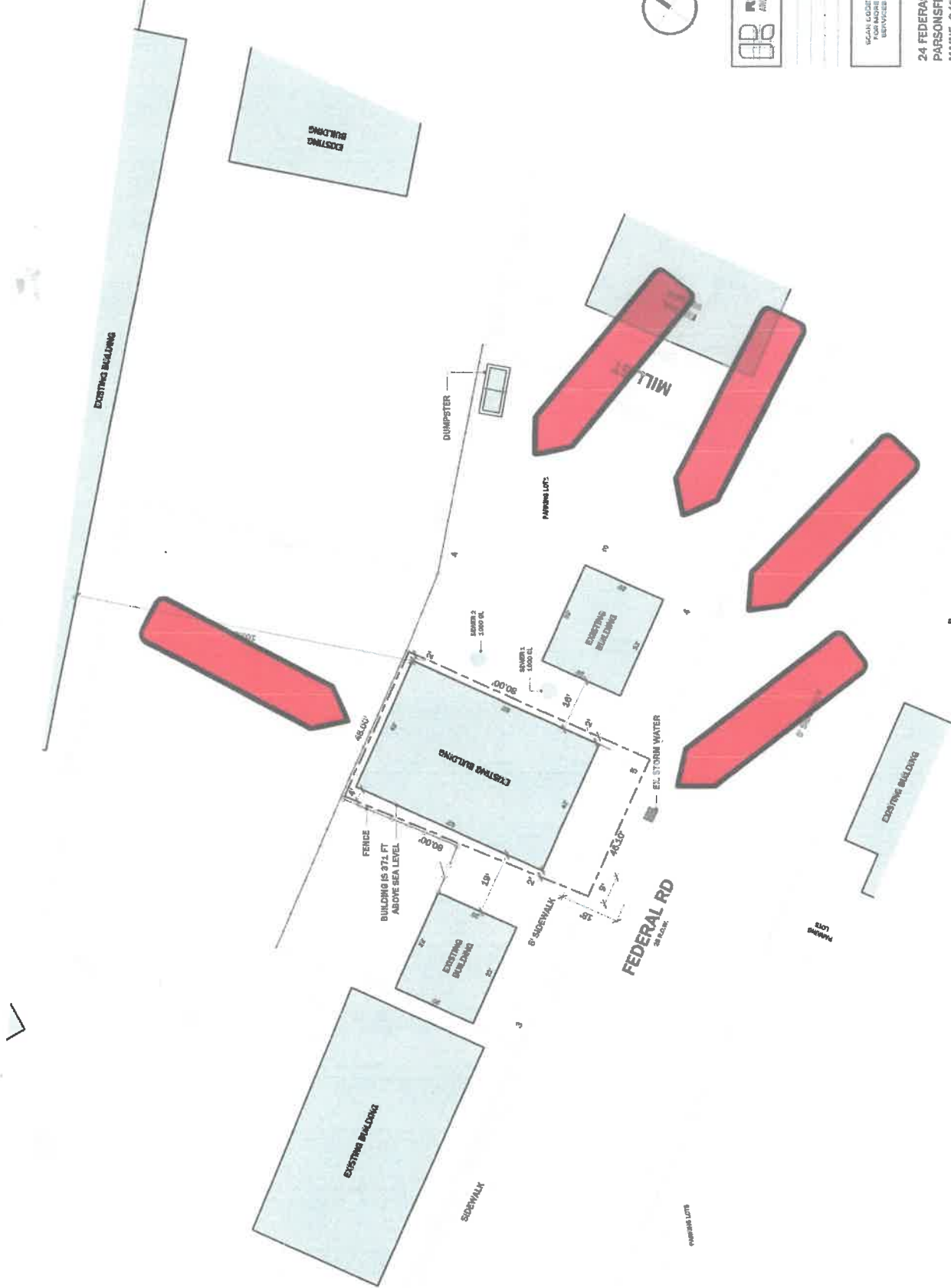
JURISDICTION	TOWN OF PARSONSFIELD	LOT AREA	3,744 SF
PARCEL NUMBER	M-1004 L-005	BUILDING FOOTPRINT	2,604 SF
ZONING		LOT COVERAGE	68.55%
OWNER			

1" = 20'-0"

1 SITE PLAN
SCALE: 1" = 20'-0"



C-1



24 FEDERAL ROAD,
PARSONSFIELD,
MAINE, 04047, USA

SITE PLAN

1" = 20'-0"



JURISDICTION	TOWN OF PARSONSFIELD
PARCEL NUMBER	18004 0005
OWNER	
LOT AREA	3,744 SF
BUILDING FOOTPRINT	2,604 SF
LOT COVERAGE	69.55%

1 SITE PLAN
SCALE: 1" = 20'-0"

C-1

J

10/15/2024

Attn: Parsonsfield Planning Board
Town of Parsonsfield
634 N Rd, Parsonsfield, ME 04047
(207) 625-4558

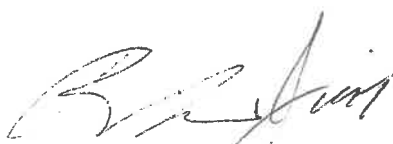
MEMORANDUM FOR THE RECORD

SUBJECT: Shared Parking.

REFERENCE: Town of Parsonfield Land Use and Development Ordinance / Site Plan map.

1. This Memorandum serves as notice that both lots U04-005 and U04-006 SHARE the 16 parking spots designated on both properties; I own all deeds, titles, and interests in both properties.
2. The parking lot and spaces follow the guidelines set forth on under "3. Parking Lot Design Criteria" Found on page 25 of the Land Use and Development Ordinance.
3. If approved as a Adult Use Cannabis "Retail space" (p27) the minimum parking required is 1 space for every 150 square feet of sales area. The building dimensions of 24 Federal Road are 42'x62' with a total useable retail square footage of approximately 1,800 sq ft.
 - a. Which if used at MAXIMIUM usable retail space would require 12 spaces (4 less than it has on hand and available).
4. If you have any questions, comments, or concerns please reach the undersigned @ (207) 383-9260.

Respectfully,


Richard Jiang

Annex K:

k) location of intersecting roads or driveways within 200 feet of site

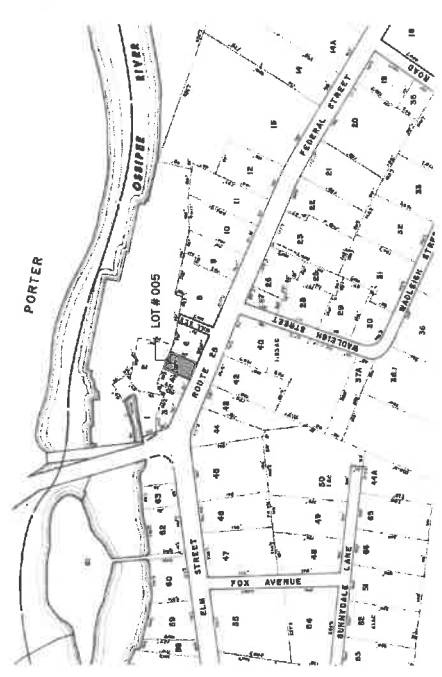


24 FEDERAL ROAD,
PARSONSFIELD,
MAINE, 04047, USA

SITE PLAN
As indicated

JURISDICTION	TOWN OF PARSONSFIELD
PARCEL NUMBER	MJ034 L005
ZONING	
OWNER	
LOT AREA	3,744 SF
BUILDING FOOTPRINT	2,604 SF
LOT COVERAGE	69.55%

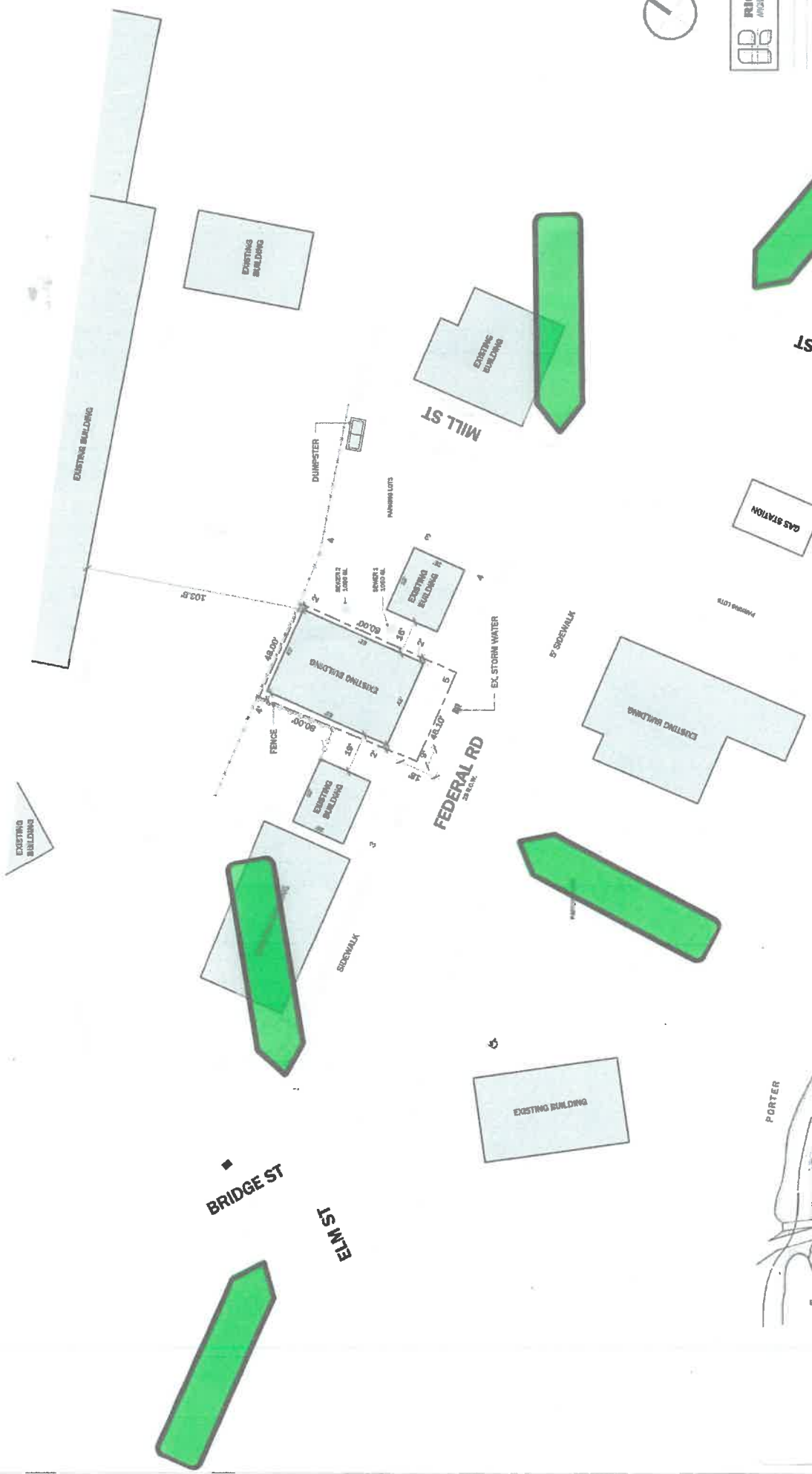
1 SITE PLAN
SCALE: 1" = 30'-0"



2 VICINITY MAP
SCALE: 1" = 100'-0"



C-1



24 FEDERAL ROAD,
PARSONSFIELD,
MAINE, 04047, USA

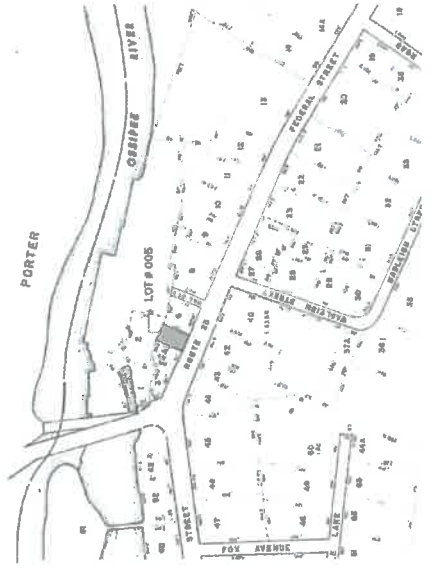
SITE PLAN

As indicated

JURISDICTION	TOWN OF PARSONSFIELD	LOT AREA	3,744 SF
PARCEL NUMBER	14-004-L005	BUILDING FOOTPRINT	2,604 SF
ZONING		LOT COVERAGE	88.55%
OWNER			



1 SITE PLAN
SCALE: 1" = 30'-0"



2 VICINITY MAP
SCALE: 1" = 100'-0"

K

Annex L:

1) 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



24 FEDERAL ROAD,
PARSONSFIELD,
MAINE, 04047, USA

SITE PLAN

1" = 20'-0"

C-1

JURISDICTION	TOWN OF PARSONSFIELD	LOT AREA	3,744 SF
PARCEL NUMBER	RHJ04 L005	BUILDING FOOTPRINT	2,604 SF
ZONING		LOT COVERAGE	69.56%
OWNER			



1 SITE PLAN
SCALE: 1" = 20'-0"



Annex M:

m) location, front view, and dimensions of existing and proposed signs



TAKE OUT

CHINA GARDEN

EAT IN

♿
PARKING

FOR ALL CHINA RESTAURANT
LEASE
GO IN

24

22

21







Overhead Sign: 20" x 90" approximate

Window Decal: 24" x 24" approximate

Annex N:

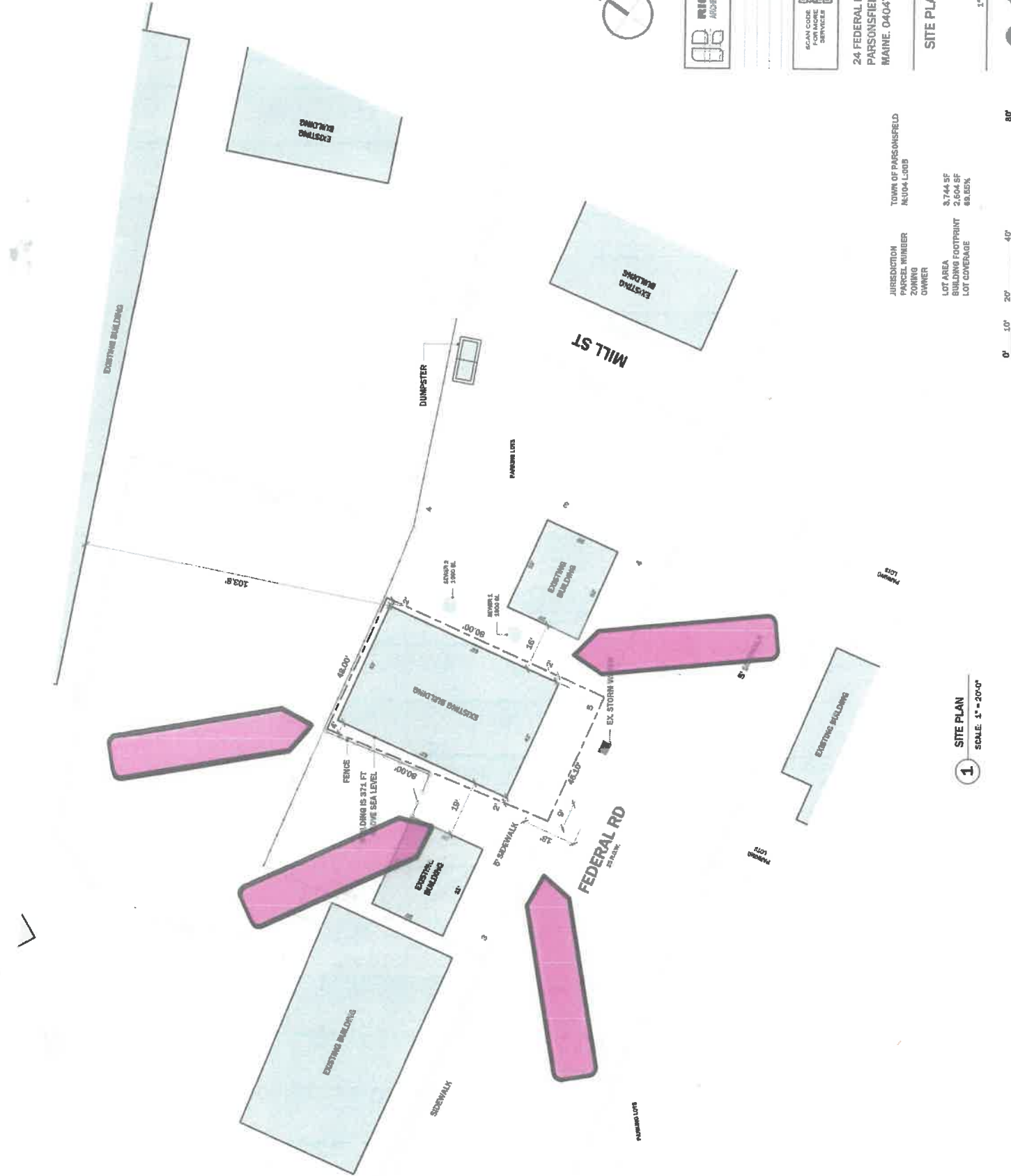
n) location and dimensions of any existing easements and ten (10) copies of existing covenants or deed restrictions

NOT

APPLICABLE

Annex O:

o) location of all building setbacks, yards and buffers, required by this or other Town Ordinances



24 FEDERAL ROAD,
PARSONSFIELD,
MAINE, 04047, USA

SITE PLAN

1" = 20'-0"

C-1

JURISDICTION	TOWN OF PARSONSFIELD	LOT AREA	3,744 SF
PARCEL NUMBER	RS104 L003	BUILDING FOOTPRINT	2,604 SF
ZONING		LOT COVERAGE	69.65%
OWNER			

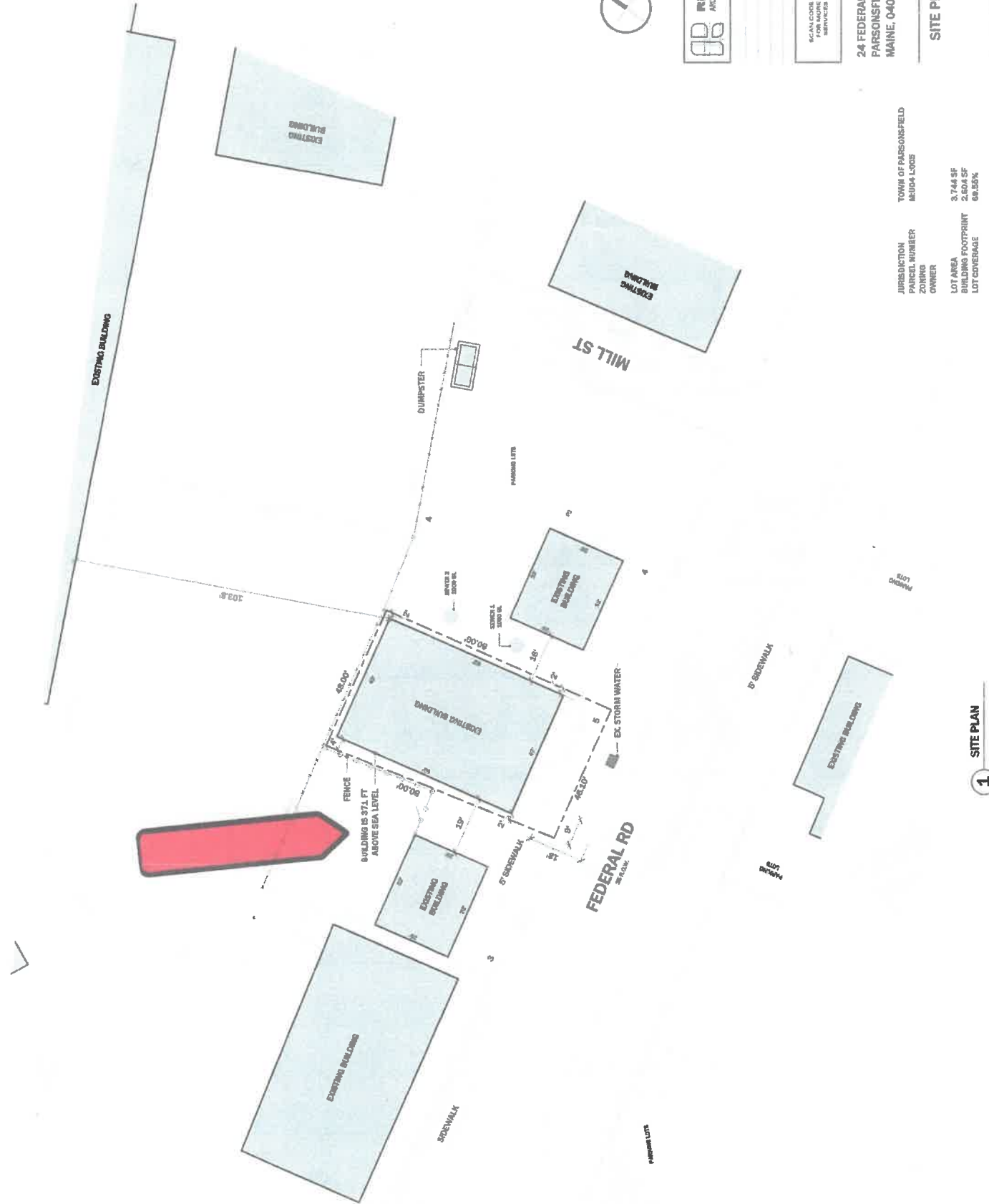


1 SITE PLAN
SCALE: 1" = 20'-0"

Annex P:

**p) location, dimensions and ground floor elevations
Above Ground Level (AGL) of all proposed buildings**

No Proposed
Change or
Development
Activity



24 FEDERAL ROAD,
PARSONSFIELD,
MAINE, 04047, USA

SITE PLAN

1" = 20'-0"

C-1

JURISDICTION	TOWNSHIP OF PARSONSFIELD
PARCEL NUMBER	ME004-0005
OWNER	
LOT AREA	3,744 SF
BUILDING FOOTPRINT	2,604 SF
LOT COVERAGE	69.55%



1 SITE PLAN
SCALE: 1" = 20'-0"

P

Annex Q:

**q) location and dimensions of proposed driveways,
parking and loading areas, and walkways**



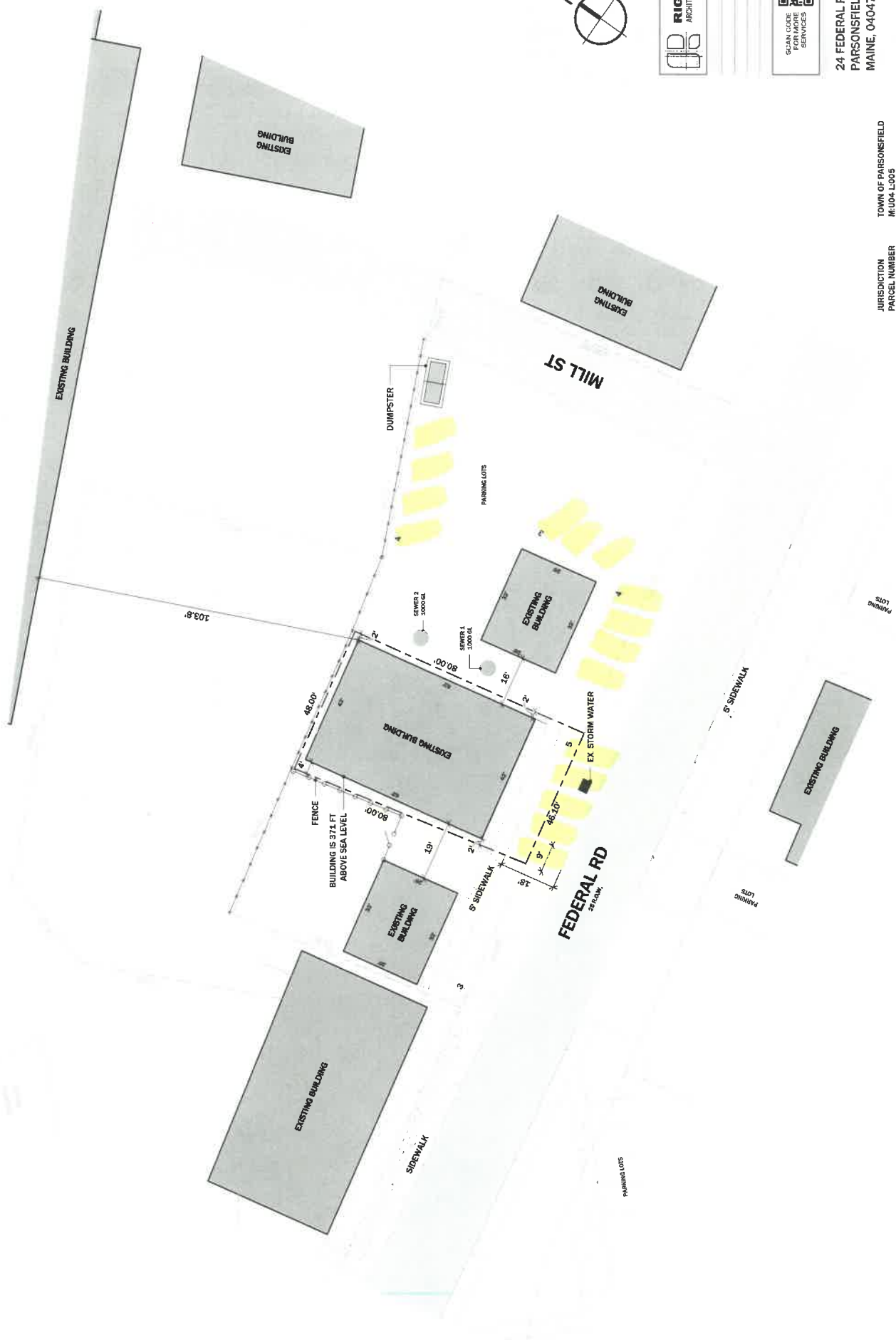
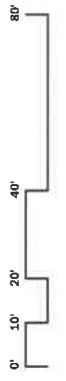
24 FEDERAL ROAD,
PARSONSFIELD,
MAINE, 04047, USA

SITE PLAN

1" = 20'-0"

C-1

JURISDICTION	TOWN OF PARSONSFIELD	LOT AREA	3,744 SF
PARCEL NUMBER	MJUD4.L005	BUILDING FOOTPRINT	2,604 SF
ZONING		LOT COVERAGE	69.55%
OWNER			



1 SITE PLAN
SCALE: 1" = 20'-0"

Annex R:

r) location and dimensions of all provisions for water supply and wastewater disposal

No Proposed
Change or
Development
Activity



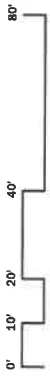
24 FEDERAL ROAD,
PARSONSFIELD,
MAINE, 04047, USA

SITE PLAN

1" = 20'-0"

C-1

JURISDICTION	TOWN OF PARSONSFIELD	LOT AREA	3,744 SF
PARCEL NUMBER	M:004 L:005	BUILDING FOOTPRINT	2,604 SF
ZONING		LOT COVERAGE	69.56%
OWNER			



1 SITE PLAN

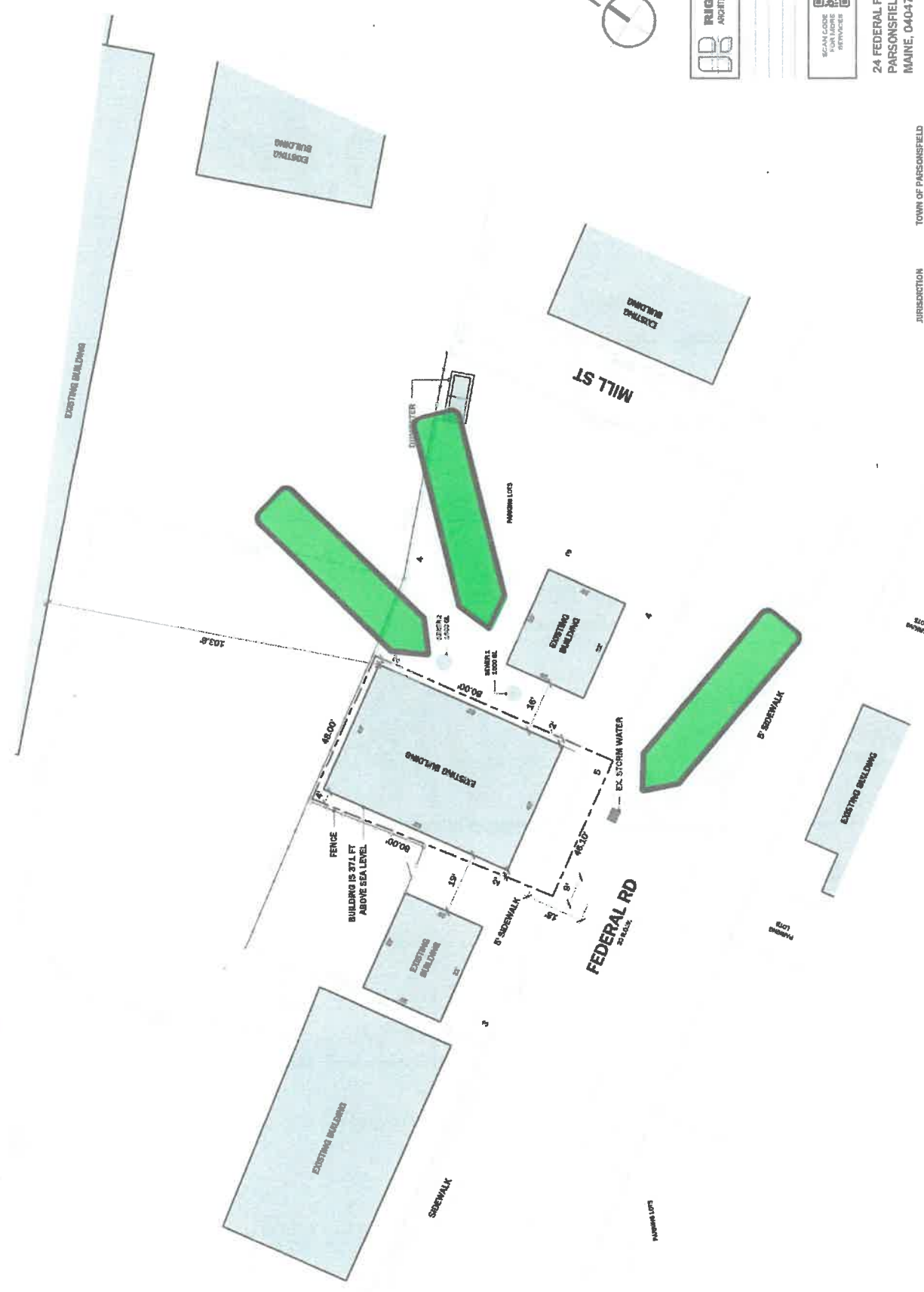
SCALE: 1" = 20'-0"



Annex S:

s) direction and route of proposed surface water drainage

No Proposed
Change or
Development
Activity



24 FEDERAL ROAD,
PARSONSFIELD,
MAINE, 04047, USA

SITE PLAN

1" = 20'-0"



1 SITE PLAN
SCALE: 1" = 20'-0"

JURISDICTION	TOWN OF PARSONSFIELD
PARCEL NUMBER	#E104 L005
ZONING	
OWNER	
LOT AREA	1,744 SF
BUILDING FOOTPRINT	2,604 SF
LOT COVERAGE	68.68%

S

Annex T:

t) location, front view, and dimensions of proposed signs



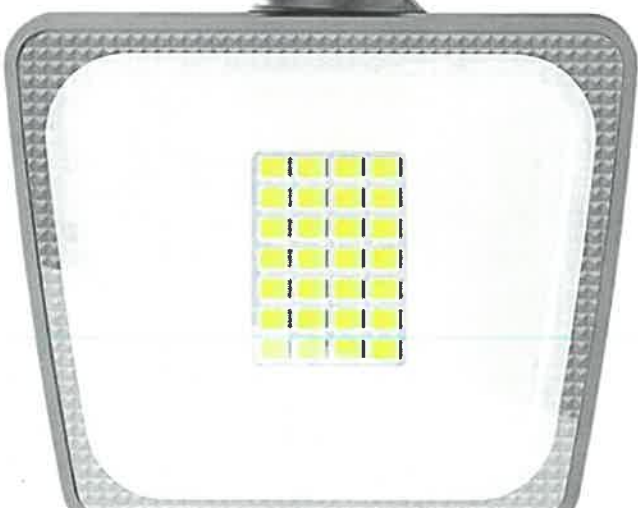
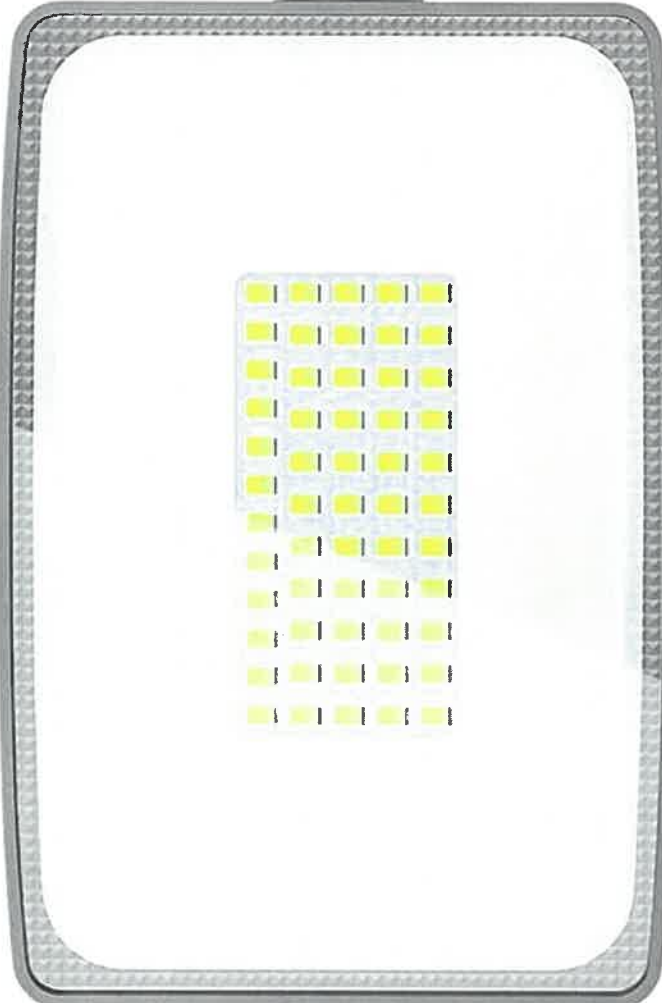
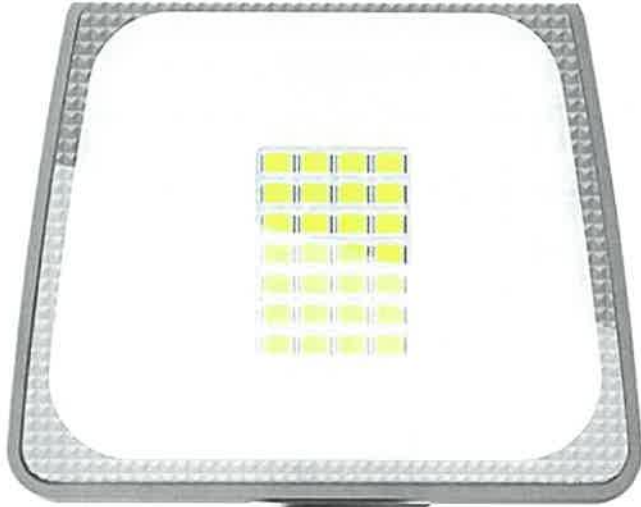
Overhead Sign: 20" x 90" approximate

Window Decal: 24" x 24" approximate

Annex U:

u) location and type of exterior lighting





Total Price: **\$89.98**

Add both to Cart

[^ See Less](#)

Subtotal

\$32.22

Other sellers on Ar

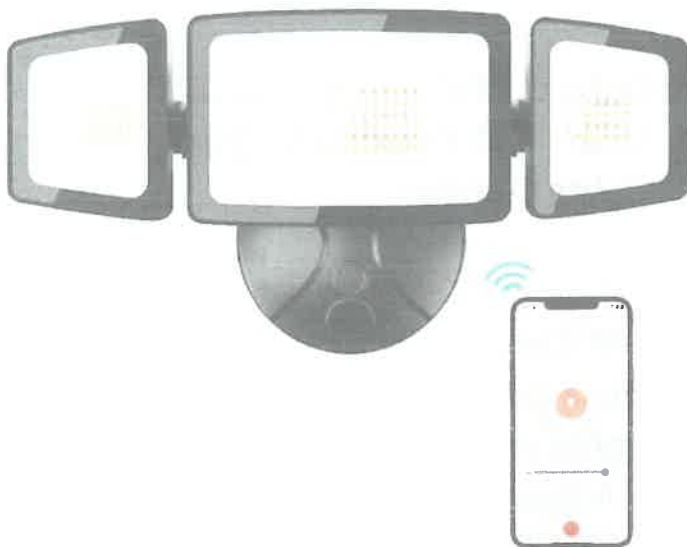
New & Used (2) from \$
FREE delivery for Prim
members



amazon busine

Fast delivery during b
hours, flexible payme

Create a free acc



Roll over image to zoom in

Brand Onforu
Color 6500K Daylight
White
Material Aluminum
Style Modern
Light fixture form

About this item

- **WIFI APP Control:** This exterior flood lights can be turned on/off by APP (NO motion sensor, NO solar, NO dusk to dawn). The smart led flood light outdoor support APP Connection via 2.4 GHz WIFI. Through the APP "Onforu", smart security lights can realize different adjustments of color temperature 2700k-6500k, delay setting, time schedule, brightness 0%-100%, etc
- **Color Temperature Adjustable:** The WIFI flood lights outdoor can from 2700k to 6500k adujustable , based on 3 basic color temperatures of warm white - daylight - cold white, offering a wider range of color temperature changes. The outdoor flood lights are also equipped with memory function, always meeting your need for any occasion
- **Brightness Adjustable:** The 5500 lumen smart LED flood lights super bright with 140 LEDs, 0%-100% brightness adjustable, offering a wider range of brightness changes. smart outdoor flood light is IP65 waterproof, with great heat dissipation, suitable for installation outdoors, garage, yard, backyard, garden, porch, etc
- **Smart Voice Activated:** The smart flood lights outdoor support Voice Control, apply for Alexa, Google

Rufus



Tools & Home Improvement Best Sellers Deals & Savings Gift Ideas Power & Hand Tools Lighting & Ceiling Fans Kitchen & Bath Fixtures

Tools & Home Improvement > Lighting & Ceiling Fans > Outdoor Lighting > Flood & Security Lights

Onforu 55W Smart LED Flood Lights Outdoor, 5500LM, Tunable 2700K-6500K, APP Control, WiFi Alexa Security Lights with Timer & Adjustable 3 Head, IP65 Waterproof for House, Yard, Porch, Garage, Backyard

Visit the Onforu Store
4.4 ratings

Search this page
100+ bought in past month

-20% \$39.99

List Price: \$49.99

FREE Returns
Exclusive Prime price
May be available at a lower price from other sellers, potentially without free Prime shipping.

30-day refund/replacement
Product support included

WORKS WITH ALEXA
Add voice control by combining with an Alexa device



Buy new:
\$39.99

FREE Returns

FREE delivery October for Prime members

Deliver to Justin - Pa 04047

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from Amazon
Sold by Onforu
Returns 30-d refund/ent

Customer service Amazon
See more

Add a Protection Plan:

- 3-Year Protection Plan for \$5.99
- 4-Year Protection Plan for \$7.99
- Asurion Complete Protect: One plan covers all eligible past and future purchases (Renews Monthly Until Cancelled) for \$16.99/month

Save with Used - Like New \$29.43

FREE delivery Monday, October 21 for Prime members

Ships from Amazon
Sold by Onforu

Add to List

Material Type

Aluminum

Brand Name

Onforu

Subtotal
\$32.22

Warranty & Support

Amazon.com Return Policy: **Amazon.com Voluntary 30-Day Return Guarantee:** You can return many items you have purchased within 30 days following delivery of the item to you. Our Voluntary 30-Day Return Guarantee does not affect your legal right of withdrawal in any way. You can find out more about the exceptions and conditions [here](#).

Product Warranty: For warranty information about this product, please [click here](#)

Feedback

Would you like to [tell us about a lower price?](#)

Features & Specs

Lighting Method	Adjustable
Wattage	55 watts
Controller Type	App Control
Efficiency	Energy Efficient
Mounting Type	Wall Mount
Fixture Type	Non Removable
Water Resistance Level	Waterproof
Connectivity Protocol	Wi-Fi
Brightness	5500 Lumen
Control Method	App
Light Source Type	LED
Number of Light Sources	140
Voltage	110 Volts
Light Color	Warm White, Daylight
Room Type	Patio
Specific Uses For Product	Garden, Garage, Hor
Indoor Outdoor Usage	Outdoor
Power Source	Corded Electric
Additional Features	Energy Efficient, Adju Temperature, Dimmal Waterproof, Timer



Product details

Product Dimensions : 10 x 5 x 5 inches; 1.87 Pounds

Item model number : BDB55WF-3

Date First Available : April 20, 2023

Manufacturer : Onforu

ASIN : B0C33LBMJJ

Country of Origin : China

Customer Reviews:

4.4 [45 ratings](#)

Inspiration from this brand

Onforu

[Visit the Store on Amazon](#)

+ Follow



Onforu 55W Smart LED Security Lights Motion Sensor Light Outdoor, 5500LM, 2500K-6500K...
23

\$49⁹⁹

Save 20% with coupon



LEPOWER LED Security Lights Motion Sensor Light Outdoor, 38W 4200LM Light, 5500K, 1...
22,009

\$39⁹⁹

Save 20% with coupon



USTELLAR Smart Outdoor LED Security Light 50W 5000lm, App Control Flood Light...
476

\$49⁹⁹

Save 20% with coupon



USTELLA Lights Control Flood Light Outdoor
476

\$59⁹⁹

Save \$15.00

Subtotal
\$32.22

4 stars and above

Sponsored



USTELLAR 2 Pack 50W Smart Outdoor LED Security Light Tunable White 2700K-6500K...
476

\$79⁹⁹ (\$40.00/Count)

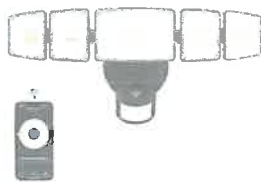
Save 20% with coupon



LED Flood Lights Outdoor 120W, 12000lm Outdoor Flood Lights, High Brightness Exteri...
143

\$46⁷⁴

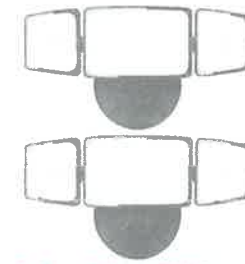
Save \$5.00 with coupon



Onforu 5 Heads 55W Smart LED Security Lights Motion Sensor Outdoor, 360°...
54

\$49⁹⁹

Save \$10.00 with coupon



Onforu 2 Pack 60W Flood Lights Outdoor, 6000LM LED Flood Light Outdoor Switch Contr...
2,383

\$62⁹⁹ (\$31.50/Count)

Save \$14.00 with coupon

LEPOWER LED Security Lights Motion Sensor Light Outdoor, 38W 4200LM...
476

\$39⁹⁹

Save 20%

Product information

Measurements

Number of Items	1
Unit Count	1.0 Count
Item Dimensions L x W x H	10"L x 5"W x 5"H

Style

Theme	Modern
Shade Color	White
Shape	Rectangular
Style Name	Modern
Light Fixture Form	Floodlight
Color	6500K Daylight White

Materials & Care

Shade Material	Aluminum
----------------	----------

User guide

Required Assembly	No
Warranty Type	Limited
Installation Type	Wall Mount

Item details

Model Name	BDB55WF-3
ASIN	B0C33LBMJJ
Customer Reviews	4.4 4.4 out of 5 stars 45 ratings
Best Sellers Rank	#81,102 in Tools & Home Improvement (See Top 100 in Tools & Home Improvement) #538 in Flood Lights

Model Number	BDB55WF-3
Manufacturer	Onforu

Annex V:

v) proposed landscaping and buffering

NOT

APPLICABLE

Annex W:

w) demonstration of any applicable State applications, or permits which have been or may be issued



24 Federal Road, Parsonsfield, ME U04-005 - Change of Use

cheri@srcc-maine.org <cheri@srcc-maine.org>
To: JP Espinosa <justin.p.espinosa@gmail.com>
Cc: chrisgski19@gmail.com, Haley Lachance <haley@srcc-maine.org>

Thu, Oct 10, 2024 at 12:59 PM

Hello J.P.,

Thank you for this information on 24 Federal Road in Parsonsfield and for talking through the possible proposal with me on the phone over the past few days.

As discussed, I did bring this up for discussion at the Rules Committee meeting last night, to have the Committee review the staff-level opinion on how these changes of use might be regarded by the Commission. The Rules Committee is not a decision-making body, and only the Commission can make decisions on whether to grant permits. Sometimes staff and/or the Rules Committee will suggest a way of handling a given application or situation, and the full Commission later decides to interpret the situation differently. So please understand that my recommendations and interpretations here are only the best advice we currently have for this applicant's approach to the Commission.

24 Federal Road is in the [General Development District](#) of the Corridor. In the Saco River Corridor Act, each district has a list of uses allowed by permit and a list of prohibited uses. If an activity needs a permit from the Commission but is not on any of the specific lists of permissible or prohibited uses, it may be regarded by the Commission as an [Omitted Use](#). If considered an Omitted Use (which is a determination the Commission itself would make), then the project would be evaluated for its impact on the environmental standards listed in [§962-A of the Act](#) and elaborated in the Commission's [Chapter 103](#).

A retail operation is considered a commercial enterprise by the Commission. Specifically, under the [description of the General Development District](#), it falls under "L. Retail commercial establishments, such as stores, supermarkets and pharmacies;". Changes from one type of business meeting that definition to another business meeting that definition should not require review from the Commission, UNLESS that new use is expected to have a "material change in noise levels, thermal conditions, or emissions of waste materials" vs the previous use (as written in the [definition](#) of "development" in the Act). If you suspect that such a material change will occur, it would be best to get a permit from the Commission.

If a proposed use can more appropriately fall into one of the other uses listed for the General Development District, a permit is likely required to change from one to the other. In particular, the Commission views "manufacturing or industrial" uses as significantly different enough from "retail" to require a change of use permit from the Commission. We have an "Establishment of new use, no construction" line item in our [fee schedule](#) for these situations. The same need for a permit would apply if a retail establishment was proposed to become a residence, or if a retail operation is converted to an "omitted use", etc.

The Rules Committee and staff suggest that the “retail store” portion of the proposed use for 24 Federal Road would not require a change of use permit from the Commission (unless there will be a significant environmental change associated). However, any use of the building or part of the building for creating/packaging cannabis products would most likely be considered “manufacturing” and require a permit from the Commission to establish that new use. Also, the creation of a commercial indoor growing operation, whether hydroponic or soil based, would also require a permit from the Commission, but the Committee and staff suggest that this use be regarded by the Commission as an “omitted use”, and evaluated under that section of the Act.

Our recommendation is always to “when in doubt, get a permit” because it helps avoid future problems and questions to have the Commission make a clear determination about the compatibility of that use or activity with the Saco River Corridor Act. That said, if retail is changing to another type of retail and there is no manufacturing, industrial, or omitted use activity involved, AND if there is no anticipated material change to the environmental conditions affecting the river or the surrounding area, that change does not appear to need review from the Commission.

I hope this explanation and links to the relevant materials included here are helpful. Please let us know if you have any other questions.

Best,

Cheri

From: JP Espinosa <justin.p.espinosa@gmail.com>
Sent: Wednesday, October 9, 2024 7:59 AM
To: srcc@srcc-maine.org
Cc: chrsgski19@gmail.com
Subject: 24 Federal Road, Parsonsfield, ME U04-005 - Change of Use

Cheri,

Thank you again for your time yesterday! I was able to get a bit more detail after my initial contact, and it's a bit more nuanced than a simple retail store - however, as we discussed the commercial building will still not require any changes to its infrastructure nor new construction.

The Town of Parsonsfield voted for and passed a new Cannabis Ordinance on October 3rd, which now authorizes Adult Use Cannabis Retail Store, TIER I & II Cultivation facilities, Product Manufacturing, and Testing facilities (within certain zones of Parsonsfield). Each requires a separate approved License, Fee, and approval from the Town Selectboard, as well as State License approval - after an approved application from the Planning Board and any pertinent approval from the Saco River Corridor (if needed).

As such, the Leasee is submitting a Site Plan review for a "Change-of-use" to the newly updated "Cannabis facilities" listed in our Zoning & Land Use Development Ordinance. His intent is to use his existing State of Maine Medical Marijuana Caregiver license to conduct business in that space while awaiting approval for the following from the Planning/Selectboard; To open an Adult Use Cannabis Retail Store (in the front portion of the building); with future growth phased plans to expand by Product Manufacturing (in the rear), and TIER II Cultivation in the basement.

The immediate goal being the Adult Use retail store, approval but obviously phased growth plans in the future - would it be best to get a blanket review now? Or take it as it goes in phases? Does this add any additional steps to this process?

I've included the links to the new Ordinances below for your reference.

<https://nebula.wsimg.com/dcffed92263c5ed1e9fcc44a006e218b?AccessKeyId=A2C6F340848150AEE9EE&disposition=0&alloworigin=1>

<https://nebula.wsimg.com/5f10d19db4f6ed79cbd9530b4b1b9081?AccessKeyId=A2C6F340848150AEE9EE&disposition=0&alloworigin=1>

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Warmest Regards,

J.P. Espinosa

(207) 423-3626

Annex X:

x) schedule of construction, including anticipated beginning and completion dates

Annex X:

Seeking immediate:

1. Planning Board Approval of change of use to - Medical Cannabis Caregiver Facility.
2. Planning Board Approval of change of use to - Adult-Use Cannabis Store.
3. Planning Board Approval of change of use to - Medical Cannabis Manufacturing Facility (Conditional approval permitting from Saco River Corridor Commission).
4. Planning Board Approval of change of use to – Adult Use Cannabis Cultivation TIER II (Conditional approval upon permitting from the Saco River Corridor Commission).

Applicant will then provide the APPROVED Planning Board Site Plan “Change of Use” application to the Parsonsfield Selectboard along with “Adult-Use and Medical Cannabis Business Application”, State of Maine Conditional Adult-Use Recreational Cannabis License, and License fees for approval - In Accordance With (IAW) the Town of Parsonfield Cannabis Facility Licensing Ordinance Section 5.

Upon the Final Licensing of a Cannabis Facility License from the Town of Parsonsfield:

~4 Weeks from approval, Exterior Painting, Signage, Lighting, Security Camera’s.

The first month will be devoted to the renovation of the outside of the building, while securing building supplies and contractors for the next phase of interior renovation.

~8 Weeks, Interior Renovation retail space; counters, shelving, flooring, paint, lighting, etc.

The second month will concentrate on the completing the interior of the building and completing the retail space. We will completely transform the interior of the building, providing a clean and welcoming atmosphere where our clients will be provided top notch local products by local people.

+8 Weeks, After completion of the retail space we will seek Saco River Corridor Commission Approval for the permitting of “Manufacturing Facility” - and IF approved, apply to the CEO for permitting in order to divide the retail space and a “manufacturing space” for the processing of some cannabis products (i.e. “stuffing pre-rolls” which is considered a “manufacturing” activity).

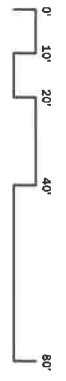
+8 Weeks, After the completion of the “Manufacturing Facility” we will seek Saco River Corridor Commission Approval for the permitting of Adult-Use Cannabis Cultivation Facility (TIER II) - and IF approved, renovate the basement area as needed to cultivate Cannabis in an environmentally safe and eco-friendly conscious manner. Which will provide a direct farm to client system; cost effective, healthy, ecofriendly, sustainable, and local endeavor .

Annex Y:

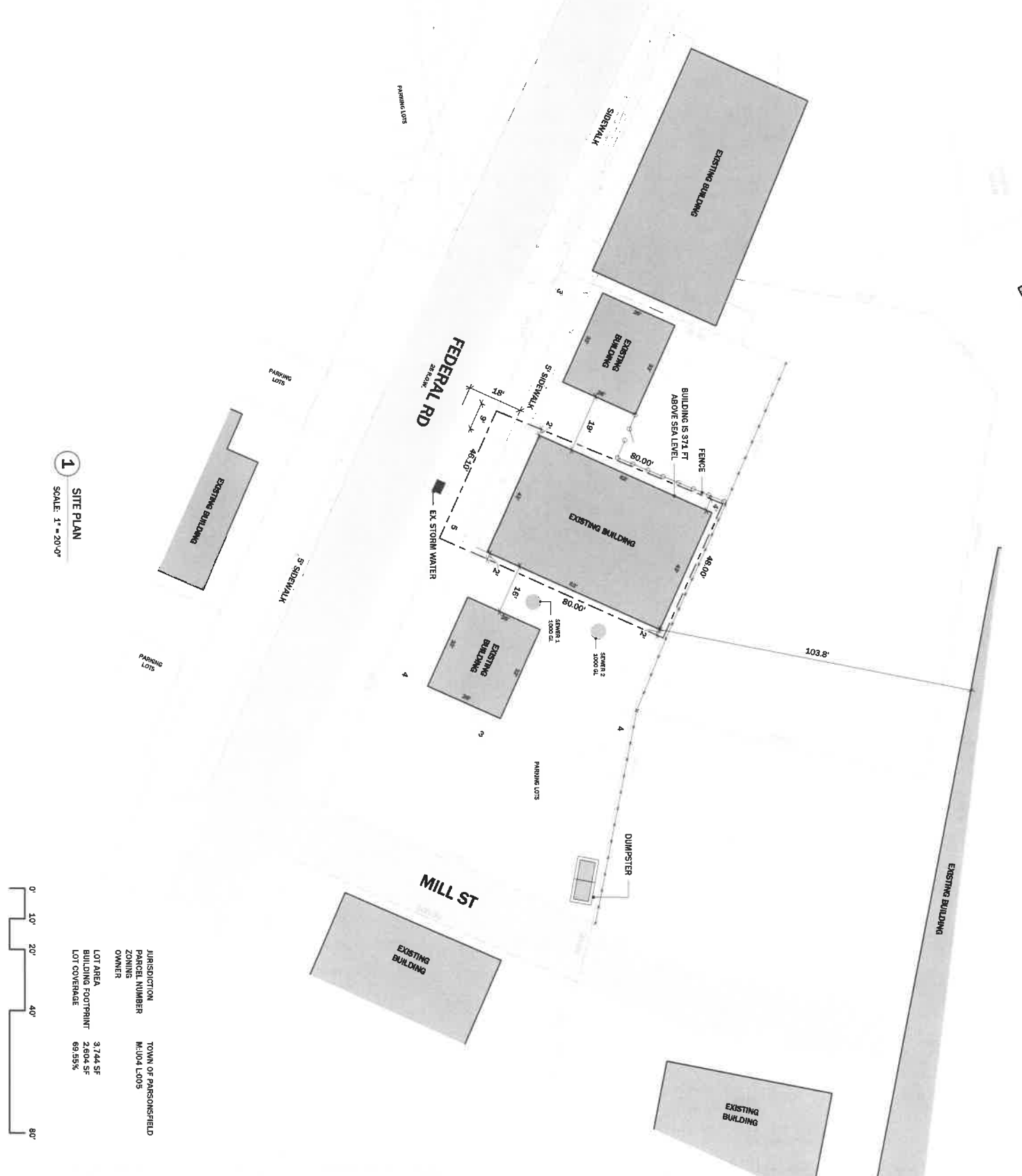
y) Space shall be provided on the plan for the signatures of the Planning Board and date, together with the following words, "Approved: Town of Parsonsfield Planning Board"

1 SITE PLAN
SCALE: 1" = 20'-0"

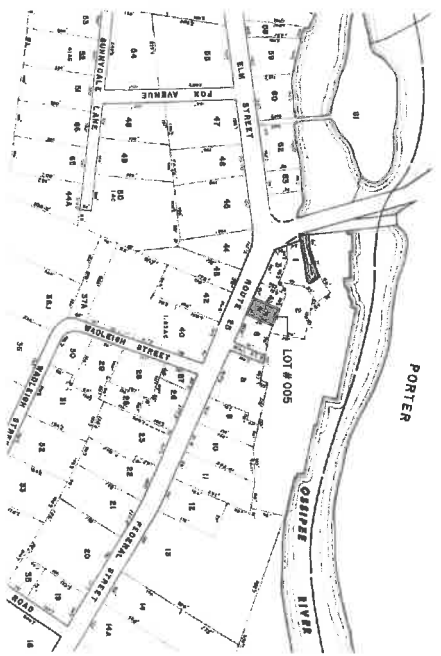
JURISDICTION: TOWN OF PARSONSFIELD
 PARCEL NUMBER: M-1004 L0003
 ZONING: OWNER
 LOT AREA: 3,744 SF
 BUILDING FOOTPRINT: 2,604 SF
 LOT COVERAGE: 69.55%



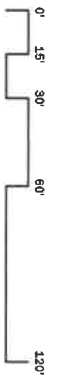
SITE PLAN
 24 FEDERAL ROAD,
 PARSONSFIELD,
 MAINE, 04047, USA



2 VICINITY MAP
SCALE: 1" = 100'-0"



1 SITE PLAN
SCALE: 1" = 30'-0"



JURISDICTION	TOWN OF PARSONSFIELD
PARCEL NUMBER	M-1004.L005
ZONING	
OWNER	
LOT AREA	3,744 SF
BUILDING FOOTPRINT	2,804 SF
LOT COVERAGE	69.35%

SITE PLAN

24 FEDERAL ROAD,
PARSONSFIELD,
MAINE, 04047, USA



SCAN CODE
FOR MORE
SERVICES

