

TOWN OF PARSONSFIELD Planning Board
634 North Rd, Parsonsfield, Maine 04047
PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfield.org

Application for Conditional Use

Fees Paid: \$25.00 Application Fee ☒ \$150.00 Escrow Fee ☒ \$100.00 CEO Fee ☒

Note: Applicant is also responsible for cost of advertising and any mailings associated with this application (this will be covered by the Escrow Fee, but if more funds are needed the applicant is expected to replenish the funds).

Date CEO Reviewed & Accepted 3/27/2025

Signature of CEO: [Signature]

Date Received & Paid for at Clerk's Office 3/27/25 RMK

Signature of Town Clerk: _____

Date Received by Planning Board Administrative Assistant 3/27/2025 Electronically from Office

Signature of Planning Board Administrative Assistant: [Signature]

Submission of Application: An application for Conditional Use Permit will consist of eleven (11) sets of the application and all additional documentation to be submitted.

Applicants Name and Mailing Address:

ZERO4047, LLC
P.O. Box 342
Parsonsfield, ME 04047

Phone: 207-625-9152 Email: contact@procureltd.com

Applicant's Signature: [Signature] Date: 3/27/25

Property Owner Name and Mailing Address - if Different from Applicant:

Richard Jaing
51 Dewayns Way
Gorham, ME 04038

Phone: 207-409-2375 Email: Rhuang@maine.rr.com

Property Owner's Authorization (ONLY FILL OUT IF APPLICANT IS NOT OWNER). The undersigned property owner hereby certifies that the information submitted in this application regarding the property is true, accurate and complete and the Applicant has the full authority to request approval for this proposal.

Property Owner's Signature: [Signature] Date: 03/26/25
Richard Jaing (Mar 26, 2025 19:56 EDT)

Date Abutter's Letter Mailed _____

Date Advertised for Public Hearing _____

Date of Public Hearing _____

Method Advertised _____

Section 1

Location & Use

1. Site Location/Address: 24 Federal Road, Parsonsfield, ME 04047
Tax Map # U04 Lot # 005 Zoning District Village
Acreage Of Subject Parcel 0.1

2. Please specify the exact nature of the proposed use of this property (attach extra paper for additional documentation):

Adult-Use Cannabis Store as allowed under 28 MRSA § 102-A(16) and 504, Parsonsfield Cannabis Facility Ordinance, and Parsonsfield Land Use Ordinance § 11, Table 1 - Table of Permissible Uses

3. A scale drawing of the lot with the location of any existing or proposed buildings, structures, natural features, driveways and parking areas must be attached to this application.

4. Additional Materials Attached for Consideration: X Yes No

5. Abutter's List. A list of all abutters of properties lying within 500 feet of the property shall be attached. Please note, this may include properties in other municipalities if the property location indicates such. Property owners are classified as those whom taxes are assessed on the abutting property.

6. Copy of Public Notice & Indication of Posting Date and Location

7. Section 2

Standards For Conditional Permit to Be Met

2-1. Neither the proposed use for the proposed site upon which the use will be located if of such character that the use will have a significant adverse impact upon the value or quiet possession of the surrounding properties greater than would normally occur from any other such a use in the zoning district. This determination is considered by the Planning Board by the following criteria:

- A. The size of the proposed use is compared with surrounding uses
- B. The intensity of the proposed use, including amounts and types of traffic which would be generated.
- C. The proposed hours of operation.
- D. Expanse of pavement
- E. Intensity of use compared with surrounding uses
- F. Potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances
- G. Unusual physical characteristics of the site including lot size, lot shape, topography, soils all which may tend to aggravate adverse impacts upon surrounding properties.
- H. Degree to which landscaping, fencings, and other design elements have been proposed/implemented to mitigate adverse impacts on surrounding properties.

Section 3

Municipal Effect

3.-1. Municipal or other facilities serving the proposed use will not be overburdened or any hazards created because of inadequate facilities. The board must consider the following to reach this determination:

- A.** The ability of traffic to safely move in and out of the site at proposed location
- B.** The presence of facilities to assure the safety of pedestrians passing by or through the proposed site.
- C.** The capacity of the street network to accommodate the proposed use.
- D.** The capacity of sewerage and water supply systems to accommodate the proposed use.
- E.** The capacity of storm drainage system to accommodate the proposed use
- F.** The ability of the fire department to provide necessary protection services to the site and development.

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 places on the site will cause undue harm to environment or to the neighboring properties.

Section 4.

Standard for Shoreland Areas

For conditional use permit application in shoreland areas, the Planning Board shall additionally find the proposed use meets this application criteria as well as Article V, SECTION 4.A.5

Section 5.

Conditions of Approval

The Planning Board may attach conditions to its approval of a conditional use permit. These conditions may include, but are not limited to, such requirements as:

- Street Improvements
- Access Restrictions
- Hours of Use
- Required Buffering and Screening
- Utility Upgrades/Improvements
- Performance Guarantees for required off-site improvements

Section 6.

Reapplication

If denied by the Planning Board for a conditional use application, a second request of similar nature shall not be permitted within two years from the date of the first request. Exception may occur if:

- It is the opinion of the majority of the Planning Board
- Substantial new evidence can be brought forward
- Planning Board finds an error of law or misunderstanding of facts has been made
- An amendment to this ordinance has been made which changes the status, circumstances or conditions of the initial matter brought before the board.

Section 7.

Duration of Conditional Use Permit

If all conditions and standards of approval; are met, a conditional permit shall be a permanent grant of permission and shall "run with the land".

Conditional Use Permit:

_____ Approved _____ Denied

Date: _____

Signature of the Board:

TOWN OF PARSONSFIELD Planning Board
634 North Rd, Parsonsfield, Maine 04047
PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfield.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, Parsonsfield, ME 04047

MAP # U04 LOT # 001

ABUTTER NAME(S): Kezar Falls Millworks, LLC

MAILING ADDRESS: 634 North Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 0 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 002

ABUTTER NAME(S): STANLEY BUILDING, LLC, THE

MAILING ADDRESS: PO BOX 131

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 18 FEDERAL RD PARSONSFIELD ME 04047

MAP # U04 LOT # 003

ABUTTER NAME(S): David L. Gilpatric

MAILING ADDRESS: 296 A Spec Pond Road

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

PROPERTY ADDRESS: 20 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 004

ABUTTER NAME(S): Richard Z. Jiang

MAILING ADDRESS: 51 Dewaynes Way

CITY/STATE/ZIP: Gorham, ME 04038

PROPERTY ADDRESS: 24 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 005

ABUTTER NAME(S): Richard Z. Jiang

MAILING ADDRESS: 51 Dewaynes Way

CITY/STATE/ZIP: Gorham, ME 04038

PROPERTY ADDRESS: 28 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 006

ABUTTER NAME(S): Kezar Falls Millworx, LLC

MAILING ADDRESS: P.O. Box 713

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 10 Mill Street, Parsonsfield, ME 04047

MAP # U04 LOT # 007

ABUTTER NAME(S): Sugar N Spice Bakery LLC

MAILING ADDRESS: P.O. Box 744

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 32 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 008

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

MAILING ADDRESS: P.O. Box 134

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 34 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 009

ABUTTER NAME(S): David W. Wright

MAILING ADDRESS: P.O. Box 33

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

PROPERTY ADDRESS: 36 Federal Road

MAP # U04 LOT # 010

ABUTTER NAME(S): Ossipee Landing LLC

MAILING ADDRESS: P.O. Box 713

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 40 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 011

ABUTTER NAME(S): Benay C. Vania

MAILING ADDRESS: P.O. Box 321

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 42 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 012

ABUTTER NAME(S): Teresa Settell

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

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 48 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 013

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

MAILING ADDRESS: P.O. Box 321

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 54 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 014

ABUTTER NAME(S): VICTOR NEWBURY LIMITED PARTNERSHIP

MAILING ADDRESS: 414 JAMAICA WAY

CITY/STATE/ZIP: JAMAICA PLAIN MA 02130

PROPERTY ADDRESS: 62 FEDERAL RD PARSONSFIELD, ME 04047

MAP # U04 LOT # 015

ABUTTER NAME(S): ANDREW SHAW

MAILING ADDRESS: PO BOX 87

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 14 STEWART ST PARSONSFIELD ME 04047

MAP # U04 LOT # 016

ABUTTER NAME(S): ELLEN SHAW & MARK WHITE

MAILING ADDRESS: 85 MAIN STREET

CITY/STATE/ZIP: CORNISH ME 04020

PROPERTY ADDRESS: 20 STEWART ST PARSONSFIELD ME 04047

MAP # U04 LOT # 016-001

ABUTTER NAME(S): Dennis E. Gardner

MAILING ADDRESS: 26 Stewart Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 26 Stewart Street, Parsonsfield, ME 04047

MAP # U04 LOT # 016-002

ABUTTER NAME(S): AMBER CORMIER

MAILING ADDRESS: 69 FEDERAL ROAD

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 69 FEDERAL ROAD PARSONSFIELD ME 04047

MAP # U04 LOT # 017

ABUTTER NAME(S): RANDY & MARY THERIAULT

MAILING ADDRESS: 61 FEDERAL RD

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 61 FEDERAL RD PARSONSFIELD ME 04047

MAP # U04 LOT # 018

ABUTTER NAME(S): EMILY PITZI

MAILING ADDRESS: 57 FEDERAL ROAD

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 57 FEDERAL ROAD PARSONSFIELD ME 04047

MAP # U04 LOT # 019

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

MAILING ADDRESS: 51 Federal Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 51 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 020

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

MAILING ADDRESS: P.O. Box 130

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 47 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 021

ABUTTER NAME(S): Robert J. Bergeron

MAILING ADDRESS: 41 Federal Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 41 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 022

ABUTTER NAME(S): Francis E. McMurrough

MAILING ADDRESS: P.O. Box 2830

CITY/STATE/ZIP: Taos, NM 87557

PROPERTY ADDRESS: 35 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 023

ABUTTER NAME(S): N/A

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # U04 LOT # 024

ABUTTER NAME(S): Leslie & Rob Croteau

MAILING ADDRESS: 634 North Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 0 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 025

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

MAILING ADDRESS: 126 First County Road

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 31 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 026

ABUTTER NAME(S): Kezar Falls Library

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

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 2 Wadleigh Street, Parsonsfield, ME 04047

MAP # U04 LOT # 027

ABUTTER NAME(S): Christina C. Roush

MAILING ADDRESS: 1018 South Street

CITY/STATE/ZIP: Dayton, ME 04005

PROPERTY ADDRESS: 8 Wadleigh Street, Parsonsfield, ME 04047

MAP # U04 LOT # 028

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

MAILING ADDRESS: 10 Wadleigh Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 12 Wadleigh Street, Parsonsfield, ME 04047

MAP # U04 LOT # 029

ABUTTER NAME(S): ROSE MARIE LIBBY

MAILING ADDRESS: 16 WADLEIGH ST

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 16 WADLEIGH ST PARSONSFIELD ME 04047

MAP # U04 LOT # 030

ABUTTER NAME(S): JENNIFER & GERALD PETTIT,

MAILING ADDRESS: 24 WADLEIGH STREET

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 24 WADLEIGH STREET PARSONSFIELD ME 04047

MAP # U04 LOT # 031

ABUTTER NAME(S): SHAWN & SAVANNAH MILLER,

MAILING ADDRESS: 32 WADLEIGH ST

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 32 WADLEIGH ST PARSONSFIELD ME 04047

MAP # U04 LOT # 032

ABUTTER NAME(S): MATTHEW BUZIKOWSKI & TRACY CORRO

MAILING ADDRESS: 36 WADLEIGH STREET

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 36 WADLEIGH STREET PARSONSFIELD ME 04047

MAP # U04 LOT # 033

ABUTTER NAME(S): ELLEN KENNEDY

MAILING ADDRESS: 46 WADLEIGH STREET

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 46 WADLEIGH STREET PARSONSFIELD ME 04047

MAP # U04 LOT # 034

ABUTTER NAME(S): PAMELA CROSS,

MAILING ADDRESS: 54 WADLEIGH ST

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 54 WADLEIGH ST PARSONSFIELD ME 04047

MAP # U04 LOT # 035

ABUTTER NAME(S): CHARLES & PAMELA GEYER

MAILING ADDRESS: 31 FIRST COUNTY ROAD

CITY/STATE/ZIP: PORTER ME 04068

PROPERTY ADDRESS: 0 WADLEIGH ST PARSONSFIELD ME 04047

MAP # U04 LOT # 036

ABUTTER NAME(S): LOGAN HANSEN

MAILING ADDRESS: 17 WADLEIGH ST

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 17 WADLEIGH ST PARSONSFIELD ME 04047

MAP # U04 LOT # 036-001

ABUTTER NAME(S): Ausashia Day

MAILING ADDRESS: 15 Wadleigh Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 15 Wadleigh Street, Parsonsfield, ME 04047

MAP # U04 LOT # 037-A

ABUTTER NAME(S): HEG 27 FEDERAL ROAD LLC

MAILING ADDRESS: 2 INTERNATIONAL WAY

CITY/STATE/ZIP: LAWRENCE MA 01843

PROPERTY ADDRESS: 13 WADLEIGH ST PARSONSFIELD ME 04047

MAP # U04 LOT # 038

ABUTTER NAME(S): N/A

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # U04 LOT # 039

ABUTTER NAME(S): HEG 27 Federal Road LLC

MAILING ADDRESS: 2 International Way

CITY/STATE/ZIP: Lawrence, MA 01843

PROPERTY ADDRESS: 27 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 040

ABUTTER NAME(S): HEG 27 FEDERAL ROAD LLC

MAILING ADDRESS: 2 INTERNATIONAL WAY

CITY/STATE/ZIP: LAWRENCE MA 01843

PROPERTY ADDRESS: 25 FEDERAL RD PARSONSFIELD ME 04047

MAP # U04 LOT # 041

ABUTTER NAME(S) Peter Cormier

MAILING ADDRESS: P.O. Box 326

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 23 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 042

ABUTTER NAME(S): Town of Parsonsfield Parking Lot

MAILING ADDRESS: 634 North Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 0 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 043

ABUTTER NAME(S): Kezar Falls Mail, LLC

MAILING ADDRESS: P.O. Box 223

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 15 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 044

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

MAILING ADDRESS: 2116 South 17th Street

CITY/STATE/ZIP: Mattoon, IL 61938

PROPERTY ADDRESS: 17 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 044-001

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

MAILING ADDRESS: 20 Fox Ave

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 0 Sunnydale Lane, Parsonsfield, ME 04047

MAP # U04 LOT # 044-A

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

MAILING ADDRESS: 6 Elm Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 6 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 045

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

MAILING ADDRESS: 10 Elm Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 10 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 046

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

MAILING ADDRESS: 14 Elm Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 14 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 047

ABUTTER NAME(S): Judith A. Emery

MAILING ADDRESS: 2 Sunnydale Lane

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 2 Sunnydale Lane, Parsonsfield, ME 04047

MAP # U04 LOT # 048

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

MAILING ADDRESS: 4 Sunnydale Lane

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 4 Sunnydale Lane, Parsonsfield, ME 04047

MAP # U04 LOT # 049

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

MAILING ADDRESS: 206 New Settlement Road

CITY/STATE/ZIP: Hiram, ME 04041

PROPERTY ADDRESS: 8 Sunnydale Lane, Parsonsfield, ME 04047

MAP # U04 LOT # 050

ABUTTER NAME(S): DANIEL CONTRENI,

MAILING ADDRESS: 16 FOX AVE

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 16 FOX AVE PARSONSFIELD ME 04047

MAP # U04 LOT # 051

ABUTTER NAME(S): PATRICIA LOMBARD

MAILING ADDRESS: 20 FOX AVE

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 20 FOX AVE PARSONSFIELD ME 04047

MAP # U04 LOT # 052

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

MAILING ADDRESS: 22 Fox Ave

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 22 Fox Ave, Parsonsfield, ME 04047

MAP # U04 LOT # 053

ABUTTER NAME(S): PATRICK PLUMMER & AMBER LINK-WINSLOW,

MAILING ADDRESS: 98 BEAN STREET

CITY/STATE/ZIP: HOLLIS CENTER ME 04042

PROPERTY ADDRESS: 19 SUNNYDALE LN PARSONSFIELD ME 04047

MAP # U04 LOT # 054

ABUTTER NAME(S): JAIME & DENNIS HORN

MAILING ADDRESS: 20 ELM STREET

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 20 ELM STREET PARSONSFIELD ME 04047

MAP # U04 LOT # 055

ABUTTER NAME(S): CHRISTINE HARE

MAILING ADDRESS: 28 ELM ST

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 28 ELM ST PARSONSFIELD ME 04047

MAP # U04 LOT # 056

ABUTTER NAME(S): CALEB & MAKAYLA WINSLOW,

MAILING ADDRESS: 27 ELM ST

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 27 ELM ST PARSONSFIELD ME 04047

MAP # U04 LOT # 057

ABUTTER NAME(S): JENNIE ISGRO

MAILING ADDRESS: 23 ELM STREET

CITY/STATE/ZIP: PARSONSFIELD ME 04047

PROPERTY ADDRESS: 23 ELM STREET PARSONSFIELD ME 04047

MAP # U04 LOT # 058

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

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

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 21 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 059

ABUTTER NAME(S): Frederic Graham

MAILING ADDRESS: 17 Elm Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 17 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 060

ABUTTER NAME(S): James Hanscom

MAILING ADDRESS: 85 Old Limington Road

CITY/STATE/ZIP: Cornish, ME 04020

PROPERTY ADDRESS: 13 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 061

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

MAILING ADDRESS: 12 Charles Way

CITY/STATE/ZIP: Millis, MA 02054

PROPERTY ADDRESS: 9 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 062

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

MAILING ADDRESS: 6 Elm Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 0 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 063

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

ABUTTERS LIST FORM

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

ABUTTER NAME(S): Judith A. Good & Estate of Rodney C. Good

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

CITY/STATE/ZIP: New York, NY 10009

PROPERTY ADDRESS: 10 Oak Street, Porter, ME 04068

MAP # U01 LOT # 001

ABUTTER NAME(S): Sonya & Joseph Burke

MAILING ADDRESS: 39 Main Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 39 Main Street, Porter, ME 04068

MAP # U01 LOT # 002

ABUTTER NAME(S): Dunbar Property Management, LLC

MAILING ADDRESS: P.O. Box 194

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 37 Main Street, Porter, ME 04068

MAP # U01 LOT # 003

ABUTTER NAME(S): Jean C. Stanley

MAILING ADDRESS: P.O. Box 172

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 33 Main Street, Porter, ME 04068

MAP # U01 LOT # 004

ABUTTER NAME(S): Richard C. Burbank

MAILING ADDRESS: P.O. Box 485

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 29 Main Street, Porter, ME 04068

MAP # U01 LOT # 005

ABUTTER NAME(S): Smooth Feather Productions, LLC

MAILING ADDRESS: 475 Porterfield Road

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 21 Main Street, Porter, ME 04068

MAP # U01 LOT # 006

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

MAILING ADDRESS: 42 School Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 17 Main Street, Porter, ME 04068

MAP # U01 LOT # 007

ABUTTER NAME(S): Michelle E. Petrin

MAILING ADDRESS: 21 Bridge Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 21 Bridge Street, Porter, ME 04068

MAP # U01 LOT # 008

ABUTTER NAME(S): Richard E. Merritt

MAILING ADDRESS: 683 Sebago Road

CITY/STATE/ZIP: Sebago, ME 04029

PROPERTY ADDRESS: 17 Bridge Street, Porter, ME 04068

MAP # U01 LOT # 009

ABUTTER NAME(S): Ann Norton

MAILING ADDRESS: P.O. Box 366

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 15 Bridge Street, Porter, ME 04068

MAP # U01 LOT # 010

ABUTTER NAME(S): Tillman A. Thompson II

MAILING ADDRESS: 13 Bridge Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 13 Bridge Street, Porter, ME 04068

MAP # U01 LOT # 011

ABUTTER NAME(S): Town of Porter

MAILING ADDRESS: 71 Main Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: River Street, Porter, ME 04068

MAP # U01 LOT # 012

ABUTTER NAME(S): Dunbar Property Management, LLC

MAILING ADDRESS: P.O. Box 194

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 14 River Street, Porter, ME 04068

MAP # U01 LOT # 013

ABUTTER NAME(S): John L. Cote

MAILING ADDRESS: 22 River Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 22 River Street, Porter, ME 04068

MAP # U01 LOT # 014

ABUTTER NAME(S): Dunbar Property Management, LLC

MAILING ADDRESS: P.O. Box 194

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 26 River Street, Porter, ME 04068

MAP # U01 LOT # 015

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

MAILING ADDRESS: P.O. Box 282

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 33 River Street, Porter, ME 04068

MAP # U01 LOT # 016

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

MAILING ADDRESS: P.O. Box 282

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 33 River Street, Porter, ME 04068

MAP # U01 LOT # 017

ABUTTER NAME(S): Call Properties, LLC

MAILING ADDRESS: 200 Maple Street

CITY/STATE/ZIP: Cornish, ME 04020

PROPERTY ADDRESS: 2527 River Street, Porter, ME 04068

MAP # U01 LOT # 018

ABUTTER NAME(S): Melton Goodwin

MAILING ADDRESS: 7 First County Road

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 23 River Street, Porter, ME 04068

MAP # U01 LOT # 019

ABUTTER NAME(S): Laurel A. Valley

MAILING ADDRESS: 19 River Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 19 River Street, Porter, ME 04068

MAP # U01 LOT # 020

ABUTTER NAME(S): Christopher J. Smith

MAILING ADDRESS: P.O. Box 336

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 15 River Street, Porter, ME 04068

MAP # U01 LOT # 021

ABUTTER NAME(S): John H. Gaffey

MAILING ADDRESS: 13 River Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 13 River Street, Porter, ME 04068

MAP # U01 LOT # 022

ABUTTER NAME(S): FSH of Porter LLC

MAILING ADDRESS: 153B Pickpocket Road

CITY/STATE/ZIP: Brentwood, NH 03833

PROPERTY ADDRESS: 5 River Street, Porter, ME 04068

MAP # U01 LOT # 023

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

MAILING ADDRESS: 108 Mason Road

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 3 River Street, Porter, ME 04068

MAP # U01 LOT # 024

ABUTTER NAME(S): FSH of Porter LLC

MAILING ADDRESS: 153B Pickpocket Road

CITY/STATE/ZIP: Brentwood, NH 03833

PROPERTY ADDRESS: Ridlon Lane, Porter, ME 04068

MAP # U01 LOT # 025

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

MAILING ADDRESS: P.O. Box 534

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 34 Ridlon Lane, Porter, ME 04068

MAP # U01 LOT # 026

ABUTTER NAME(S): Bauneg Beg Holdings LLC

MAILING ADDRESS: P.O. Box 284

CITY/STATE/ZIP: Sanford, ME 04073

PROPERTY ADDRESS: 1 Bridge Street, Porter, ME 04068

MAP # U01 LOT # 027

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

MAILING ADDRESS: P.O. Box 167

CITY/STATE/ZIP: Neshkoro, WI 54960

PROPERTY ADDRESS: Kezar Falls Hydro, Porter, ME 04068

MAP # U01 LOT # 029

ABUTTER NAME(S): Merritt Family Properties LLC

MAILING ADDRESS: 683 Sebago Road

CITY/STATE/ZIP: Sebago, ME 04029

PROPERTY ADDRESS: 6 School Street, Porter, ME 04068

MAP # U01 LOT # 030

ABUTTER NAME(S): Eugene & Cynthia Tewksbury

MAILING ADDRESS: P.O. Box 297

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 8 School Street, Porter, ME 04068

MAP # U01 LOT # 031

ABUTTER NAME(S): Riverside Methodist Church

MAILING ADDRESS: P.O. Box 26

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 5 School Street, Porter, ME 04068

MAP # U01 LOT # 071

ABUTTER NAME(S): Town of Porter

MAILING ADDRESS: 71 Main Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 71 Main Street, Porter, ME 04068

MAP # U02 LOT # 098

ABUTTER NAME(S): Albert J. Burbank

MAILING ADDRESS: 61 Main Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 61 Main Street, Porter, ME 04068

MAP # U02 LOT # 099

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

MAILING ADDRESS: 168 Senator Black Road

CITY/STATE/ZIP: West Baldwin, ME 04091

PROPERTY ADDRESS: 55 Main Street, Porter, ME 04068

MAP # U02 LOT # 100

ABUTTER NAME(S): Daniel & Renee Lemieux

MAILING ADDRESS: 32 Loon Point Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 53 Main Street, Porter, ME 04068

MAP # U02 LOT # 101

ABUTTER NAME(S): Hannah & Travis May

MAILING ADDRESS: 7 Oak Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 7 Oak Street, Porter, ME 04068

MAP # U02 LOT # 102

ABUTTER NAME(S): Jeffrey A. Dearborn

MAILING ADDRESS: 28 River Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 28 River Street, Porter, ME 04068

MAP # U02 LOT # 103

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

MAILING ADDRESS: P.O. Box 260

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 36 River Street, Porter, ME 04068

MAP # U02 LOT # 104

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

MAILING ADDRESS: P.O. Box 260

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 36 River Street, Porter, ME 04068

MAP # U02 LOT # 105

ABUTTER NAME(S): Rosalie M. Jordan

MAILING ADDRESS: P.O. Box 186

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 41 River Street, Porter, ME 04068

MAP # U02 LOT # 106

Town of Parsonsfield
Application for Conditional Use
Applicant: ZERO4047, LLC

Section 2 – Standards for Conditional Permit to Be Met

A. The size of the proposed use compared with surrounding uses

The surrounding uses currently include or recently included a small bakery, small insurance office, convenience store and gas station, small library, post office parking lot, and a large building that appears to be only partially occupied. The proposed use is significantly smaller than the convenience stores and gas station, post office parking lot, and large building. It is slightly larger than the bakery and insurance office and comparable in size to the library. The Village zoning district permits a mix of residential, commercial, and institutional uses; a cannabis store aligns with the surrounding uses and the objectives of the Village zoning district.

B. The intensity of the proposed use, including amounts and types of traffic which would be generated

According to the Institute of Transportation Engineers trip generation data, a cannabis store on average attracts 18.92 trips per 1,000 square feet. The subject property is approximately 2,600 square feet, leading to an average of 49 trips per day. Most traffic will be personal vehicles, with some potential foot traffic. There will be no deliveries made by large vehicles.

C. Proposed hours of operation

The proposed store will be open 10 a.m. to 7 p.m. Monday through Saturday. The town's ordinance allows hours of 10 a.m. to 8 p.m., Monday through Saturday.

D. Expanse of pavement

The subject property includes 5 paved parking places totaling \approx 500 square of pavement.

E. Intensity of use compared with surrounding uses

The traffic generated by the proposed use will be less intense than that of the convenience store and gas station, and post office parking lot. The proposed store will operate from 10 a.m. to 7 p.m., Monday through Saturday, while the convenience store and gas station is open from 5 a.m.

to 10 p.m. every day of the week. According to the Institute of Transportation Engineers' trip generation data, a cannabis store of the proposed size typically generates 49 trips per day, in contrast to the convenience store and gas station, which the ITE estimates generates approximately 170 trips per day on average.

F. Potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances

A cannabis retail store does not produce noise, dust, vibration, glare, or smoke. Carbon filters in an adequate size and location will mitigate any odor so that it cannot be detected outside the store. There will be no exterior build-out to create any nuisance.

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

None.

H. Degree to which landscaping, fencings, and other design elements have been proposed/implemented to mitigate adverse impacts on surrounding properties

N/A

Section 3 – Municipal Effect

A. The ability of traffic to safely move in and out of the site at proposed location

This application is not for a new development. The subject property has been used for similar commercial purposes for decades. The Planning Board has approved prior uses as a restaurant and day care, which would have required assessing the ability of traffic to safely move in and out of the site for similar uses.

B. The presence of facilities to assure the safety of pedestrians passing by or through the proposed site

This application is not for a new development. The subject property has been used for similar commercial purposes for decades. The Planning Board has approved prior uses as a restaurant and day care, which would have required assessing the presence of facilities to assure pedestrian safety for similar use.

C. The capacity of the street network to accommodate the proposed use

This application is not for a new development. The subject property has been used for similar commercial purposes for decades. The Planning Board has approved prior uses as a restaurant and day care, which would have required assessing the capacity of the street network to accommodate similar uses.

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

This application is not for a new development. The subject property has been used for similar commercial purposes for decades. The Planning Board has approved prior uses as a restaurant and day care, which would have required assessing the capacity of sewerage and water supply systems to accommodate similar uses. The proposed use as a store will not differ in sewerage and water use from prior uses.

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

This application is not for a new development. The subject property has been used for similar commercial purposes for decades. The Planning Board has approved prior uses as a restaurant and day care, which would have required assessing the capacity of the storm drainage system to accommodate similar uses.

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

This application is not for a new development. The subject property has been used for similar commercial purposes for decades. The Planning Board has approved prior uses as a restaurant and day care, which would have required assessing the ability of the fire department to provide necessary protection services. The proposed use will not create any additional fire risk as compared to prior uses.

The natural characteristics of the site are not such that the proposed use will cause undue harm to the environment or neighboring properties.

This application is not for a new development. The subject property has been used for similar commercial purposes for decades. The Planning Board has approved prior uses as a restaurant and day care, which would have required assessing any harm to the environment or neighboring

property. The proposed use will not create any additional effect on the environment or neighboring properties compared to prior uses.

Section 4 – Standard for Shoreland Areas

For conditional use permit application in shoreland areas, the Planning Board shall additionally find the proposed use meets this application criteria as well as Article V, Section 4.1.5

i. Will maintain safe and healthful conditions

The proposed use will not create any water or chemical run-off that would affect the Ossipee River or any surrounding properties.

ii. Will not result in water pollution, erosion, or sedimentation to surface waters

The proposed use will not create any water or other run-off that would create water pollution, erosion, or sedimentation to surface waters.

iii. Will adequately provide for the disposal of all wastewater

See attached wastewater permit.

iv. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat

The proposed use will not create any conditions that would adversely impact spawning grounds, fish, aquatic life, bird, or other wildlife habitat

v. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters

This application is not for a new development. Nothing will change from prior uses as related to shore cover, visual, and actual points of access to the river.

vi. Will protect archaeological and historic resources as designated in the comprehensive plan

This application is not for a new development. Nothing will change for prior uses as related to archaeological and historic resources.

Cannabis License Performance Standards

- A. Setbacks. A parcel of property containing a Cannabis Facility may not be located less than 750 feet from the nearest lot line of a parcel of property containing: i. another Cannabis Facility; or ii. a**

pre-existing public or private school or daycare licensed by the State of Maine.

- i. No cannabis facility currently exists on a parcel within 750 feet of the nearest lot line
- ii. No school or daycare exists within 750 feet of the nearest lot line. Previously, a daycare was nearby, but it is no longer in operation.

B. Access. Convenient and safe access for ingress and egress of pedestrian and vehicular traffic exists.

The use is similar to surrounding uses. Vehicles may safely turn into the front parking area from either direction. Pedestrians may safely walk along the front the building.

C. Ventilation. All Cannabis Facilities shall install an odor mitigation system within the Licensed Premises. The odor control system installed shall be sufficient to ensure that no odors generated by the Cannabis Facility will be perceptible from any adjoining property line of the Licensed Premises, including public and private ways.

3,000 CFM Can-Lite carbon filter cans coupled with equally sized inline fans will constantly scrub the interior space. Compete air exchange will occur every three minutes, which is the industry standard. Two units will service the back of the facility, and one will service the lobby area.

D. Waste Disposal. A waste disposal plan shall be submitted and approved by the Select Board. Any cannabis waste generated by the Cannabis Facility must be disposed of in a manner consistent with all rules promulgated by the Maine Office of Cannabis Policy, as the same may be amended from time to time. The Cannabis Facility shall not dispose of waste and/or residue from the growth, cultivation, processing, or storage of cannabis in an unsecured waste receptacle that is not under its possession and control.

The store will dispose of waste as required by the state's Compliance Rules for Adult Use Cannabis Establishments:

- (1) grind and incorporate the cannabis waste with other ground materials, such as food and yard waste, so the resulting mixture is at least fifty percent non-cannabis waste by volume;
- (2) store and in a locked container that is secured and under video surveillance;

- (3) have a commercial waste management company pick up the container; and
- (4) document all waste disposal activity with the type and amount of cannabis disposed of.

E. Loitering. The owner and/or operator of the cannabis facility shall make adequate provisions to prevent individuals from loitering on the Licensed Premises. It shall be the owner/operator's obligation to ensure that any person found loitering or using cannabis or cannabis products on the Licensed Premises is ordered to leave.

The store will prevent loitering by:

- (1) having motion sensor lighting at each corner of the building and above each door;
- (2) having video surveillance with visible signs indicating that the premises are under surveillance 24/7;
- (3) posting clear "No Loitering" signs on each side of the building;
- (4) having no benches or other fixtures that invite people to loiter outside the building; and
- (5) training employees on how to order loiters to leave and what to do if the loiter refuses.

F. Security. The Licensed Premises must meet the following security requirements:

i. The Licensed Premises shall have lockable doors and windows and shall be served by an alarm system that includes both an audible alarm and both a sheriff's department and state police notification component.

All perimeter entry points and windows will be protected by monitored sensors, which will connect to a third-party security company, police, and fire department. The system will have an audible alarm.

Commercial grade security locks will secure all exterior doors and windows. All windows will have glass break sensors.

ii. The Licensed Premises shall have video surveillance capable of covering the exterior and the interior of the Licensed Premises.

The video surveillance system shall be operated with continuous recording, twenty-four (24) hours per day, seven (7) days per week, and video shall be retained for a minimum duration of thirty

(30) days. Such records shall be made available to law enforcement agencies when investigating a criminal complaint.

Cameras will be permanently fixed to:

- (1) cover the entire exterior perimeter as well as inside and outside each perimeter entry;
- (2) allow viewing the entirety of any areas where cannabis is located inside the store and at each point of sale to capture each transaction and purchaser; and
- (3) allow viewing the entire area where cannabis waste is stored before being made unusable, where the waste is made unusable, and where the unusable waste is stored prior to pick-up.

All cameras will record 24 hours a day or be motion-activated. All recordings will be kept for at least 45 days.

G. Hours of Operation. Cannabis Facilities shall only be open for business to the general public (if at all) between the hours of 10 AM and 8 PM, Monday through Saturday.

The store hours will be 10 a.m. to 7 p.m. Monday through Saturday.

H. No Outdoor Operations. No activities performed under a Cannabis Facility License, including but not limited to the cultivation of cannabis, the production of cannabis and cannabis products, and the sale of cannabis or cannabis products to a customer or registered patient, may occur outdoors.

There will be no outdoor operations. Curb-side pick-up will not be available.

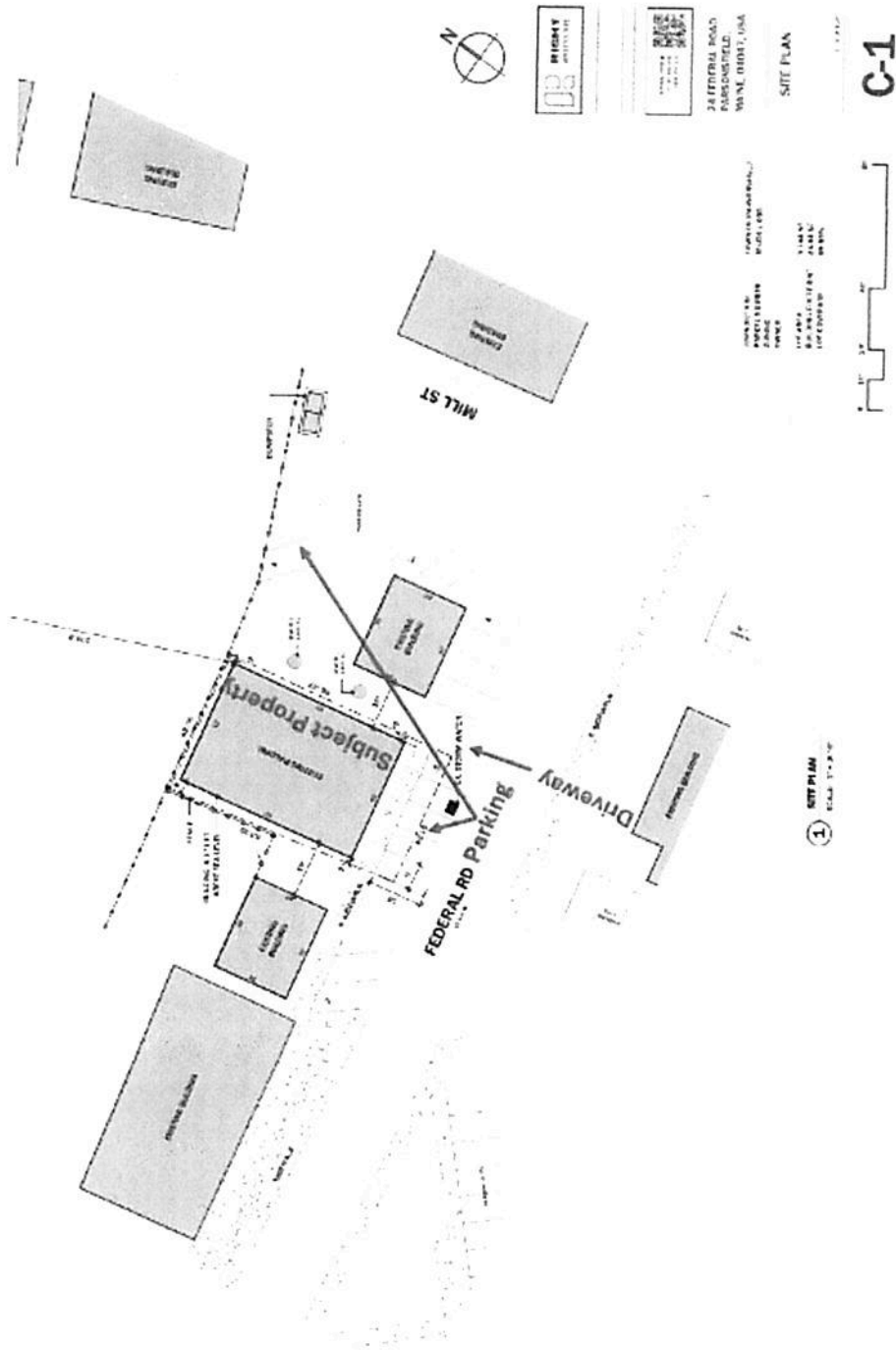
I. Other Licenses and Permits. All Adult Use Cannabis Facilities shall obtain a State of Maine conditional license prior to operating in the Town of Parsonsfield. Any Registered Caregivers applying to operate Medical Cannabis Facilities must possess current registrations or licenses required by the State of Maine prior to applying for licensure from the Town of Parsonsfield, and must provide copies of said registrations and/or licenses to the Town as part of its application. All Cannabis Facilities must also possess and maintain a valid conditional use approval for the Cannabis Facility from the Parsonsfield Planning Board. All Cannabis Facilities located within the jurisdiction of the Saco River Corridor Commission, or a successor agency, shall receive all necessary



approvals from that Commission or successor agency prior to beginning operation.

See attached conditional use license from the Maine Office of Cannabis Policy.

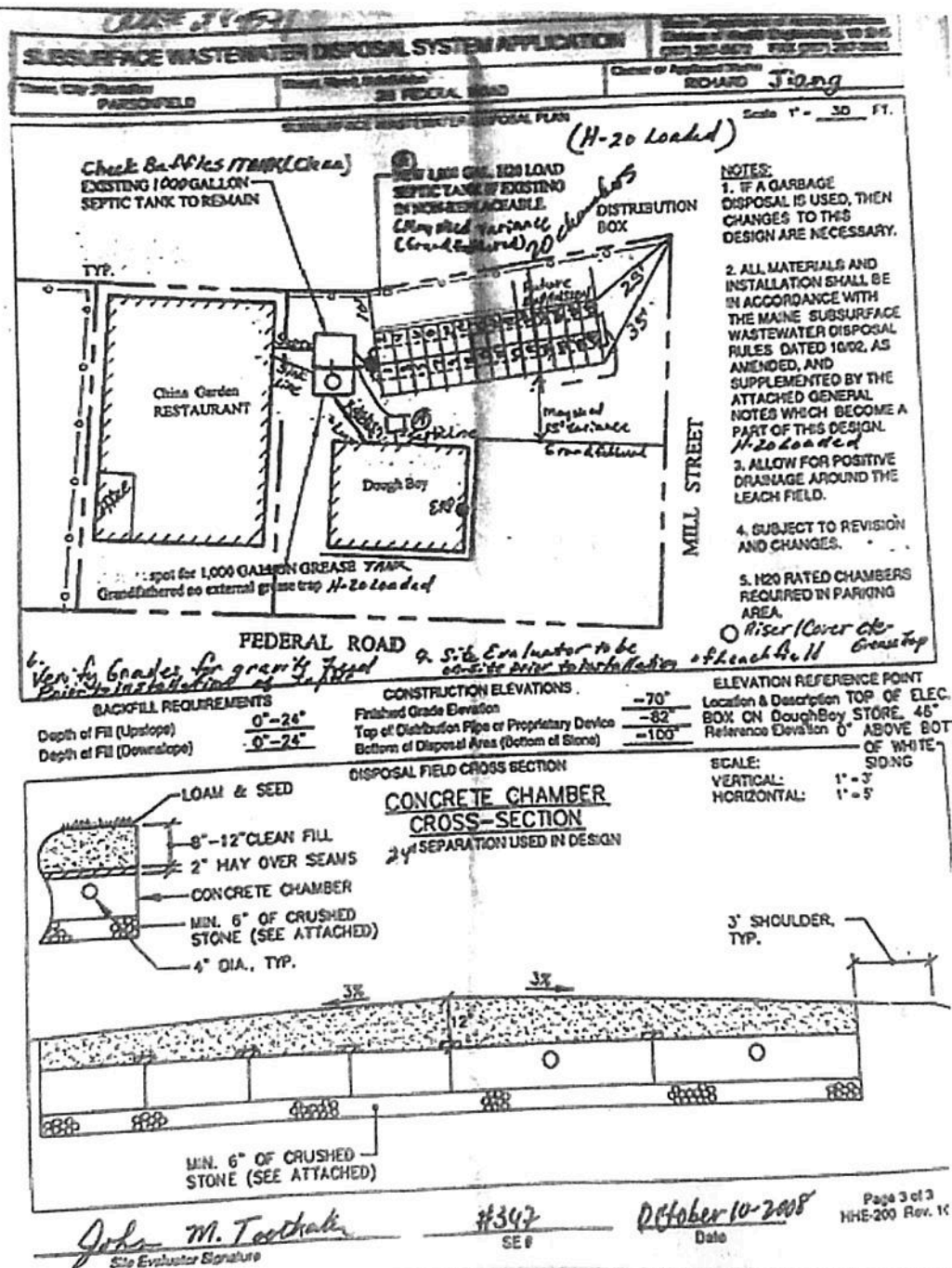
The Saco River Corridor Commission has communicated that no approval is necessary for a retail store.





LAW OFFICE OF
TAMMIE L. SNOW

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		PROJECT # 02-151	
PROPERTY LOCATION City, Town, or Plantation: PARSONSFIELD Street or Road: 28 FEDERAL ROAD Subdivision, Lot #: 		PARSONSFIELD PERMIT # 1462 Date Permit Issued: 10/28/08 Fee: 10.75 APPLICANTS COPY	
OWNER/APPLICANT INFORMATION Name (Last, First, MI): JANG, RICHARD Mailing Address of Owner/Applicant: 51 DEWAYNES WAY GORHAM, ME 04038 Daytime Tel #: 839-5770		CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. 11/14/08 11/18/08	
OWNER/APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understanding that any falsification is a violation of the Department of Health and Human Services, Maine Department of Health and Human Services, Maine Department of Health and Human Services, Maine Department of Health and Human Services.		Municipal Tax Map # 146 Lot # 6	
TYPE OF APPLICATION <input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced: Chambers Year installed: 1989 <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion		THIS APPLICATION REQUIRES <input type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit State Approved 7/10/92	
SIZE OF PROPERTY ADJACENT LOT 3,680 ± sq. ft. 0.08 ± acres		DISPOSAL SYSTEM TO BE USED <input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: 3 <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: 0 <input type="checkbox"/> 3. Other: Office & Restaurants (specify) Current Use: <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		DISPOSAL SYSTEM COMPONENTS <input type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & all toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: 1000 gal. grease trap <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, specify: 1000 gal. grease trap <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: 1000 gal. grease trap <input type="checkbox"/> 12. Miscellaneous C-connections <input type="checkbox"/> 1. Grilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other	
DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete EXIST <input type="checkbox"/> 2. Plastic 1000 USE <input type="checkbox"/> 3. Other REPLACEMENT CAPACITY: 2000 GPD (2) 1000		DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> 4. Other: 16' x 10' SIZE: 16' x 10'	
SOIL DATA & DESIGN CLASS PROFILE: 4 CONDITION: 2 at Observation Hole # TP1 Depth: 48" of Most Limiting Soil Factor		DISPOSAL FIELD SIZING <input type="checkbox"/> 1. Small—2.0 sq. ft./gpd <input type="checkbox"/> 2. Medium—2.0 sq. ft./gpd <input type="checkbox"/> 3. Medium—Large 3.3 sq. ft./gpd <input type="checkbox"/> 4. Large—4.1 sq. ft./gpd <input type="checkbox"/> 5. Extra Large—5.0 sq. ft./gpd	
GARBAGE DISPOSAL UNIT <input type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet		EFFLUENT/JECTOR PUMP <input type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	
DESIGN FLOW 500 gallons per day BASED ON: <input type="checkbox"/> 1. Table 501.1 (dwelling unit(s)) <input type="checkbox"/> 2. Table 501.2 (other facilities) SHOW CALCULATIONS: for other facilities: Drough Day & China Garden Water Records X 1.3		LATITUDE AND LONGITUDE at center of disposal area: Lat. 70° 00' 00" N Lon. 45° 00' 00" W If g.p.s. state margin of error:	
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).			
John M. Toothaker Site Evaluator Signature		#347 SE #	
John M. Toothaker Site Evaluator Name Printed		Oct 10 - 2008 Date	
(207) 839-5746 Telephone Number		tooth@maine.rr.com E-mail Address	
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.			



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

This certifies that

ZERO4047, LLC

License Number AMS1683

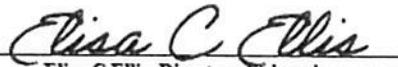
DBA: PROCURE

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:
March 18, 2025

Expires on:
March 17, 2026


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: license@dcwp.maine.gov

The Conditional License for AMS1683 has been issued based on the following organizational structure:

Principals:

CHRISTOPHER NICHOLAS GADOMSKI, LLCMEMBERMANAGER

Owners:

100.00% - CHRISTOPHER GADOMSKI

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.



contact contact <contact@procureitd.com>

ZERO4047 - SRCC Retail

2 messages

contact contact <contact@procureitd.com>
To: cheri@srcc-maine.org

Tue, Mar 25, 2025 at 12:55 PM

Hi Cheri,

I hope this email finds you well. We have decided to prioritize retail operations at 24 Federal Rd Parsonsfield, ME 04047. We recognize that cultivation approval will take more time to achieve. Could you please respond to this email acknowledging that retail operations are acceptable under the building's current commercial use.

Thank you for your time,
Chris Gadomski
ZERO4047 LLC

cheri@srcc-maine.org <cheri@srcc-maine.org>
To: contact contact <contact@procureitd.com>
Cc: Haley Lachance <haley@srcc-maine.org>

Wed, Mar 26, 2025 at 3:11 PM

Hi Marley,

Thank you for your call and this email to describe your intentions for 24 Federal Rd. in Parsonsfield. Staff is typically responsible for informing landowners about whether a permit is needed or not. In this case, we checked that staff-level determination with the Rules Committee for further assurance.

As it turns out, I had sent an email to J.P. Espinosa, copying Chris Gadomski back on October 10th of last year when the question of retail-to-retail changes was first raised and reviewed by the Rules Committee. Here is the body of that email to Mr. Espinosa, with bolding added to emphasize the parts relevant to your question:

"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.**

Given that there is no new exterior construction associated with this project, there are only a few environmental standards that might be relevant to a retail-to-retail change, including impacts to air quality (including odors and dust), water quality, thermal conditions, and noise. Proceeding without a permit for change of use should indicate that you are confident that there will be no significant changes to those environmental standards.

I hope this is helpful. If you'd like me to forward the email from 10/10/24 to J.P. Espinosa in its entirety, I can do that as well.

Best,

Cheri






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Final Audit Report

2025-03-26

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