

APPLICATION FOR SITE PLAN REVIEW
PARSONSFIELD PLANNING BOARD

William Ryan 221 Randall Lake Rd Parsonsfield ME 413-212-1229
Applicant Name Mailing Address Phone

Trevor Sandborn 190 Cramm Rd Limerick ME 207-432-6405
Owner Name Mailing Address Phone

140 Federal Road Kezar Falls ME 250' x 310' Vill
Site Address/Location (Map/Lot Number) Lot Size Zone Type (e.g. -R, VR)

Exact Nature of Proposed Use: Develop a Multi unit Medical Meritman
Building to serve patients, and Register proposed patients.

Existing Use of Site: Car Dealer Ship

Applicability

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

Site Plan Content

Application must include the following exhibits and information:

1. One original fully executed and signed application for Site Plan Review (this document), plus nine (9) copies
2. Ten (10) copies of site plan drawn at a scale to allow review of list of approval criteria, and showing the following, when applicable:
General Submission Information:
 - a) name and address of all property owners within 500 feet of edge of property line
 - b) sketch map showing general location of site within the Town
 - c) 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 planExisting 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

Supplemental Information

Planning Board may require additional information.

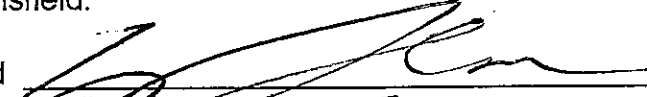
Approval Criteria

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

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

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

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

Signed  Date 4 Sep 2018
 Applicant

For Planning Board Use Only Date Received _____ By _____

**Complete and sign form - retain a copy for your records.
 Submit one original and nine copies of form and all attachments to CEO with
 \$25 application fee and \$150 escrow fee for Site Visit and Public Hearing expenses.
 Applications and all attachments must be received at the town office
 15 days in advance of scheduled meeting.**

KEZAR FALLS MEDICINAL BUILDING

WE; TREVOR SANBORN AND WILLIAM RYAN ARE DRIVEN BY INNOVATION AND CONTINUOUS IMPROVEMENT TO OUR BUSINESS AND SEEK TO SEPARATE PART OF THE FORMER WALKER CHEVORLET BUILDING INTO 2 RETAIL FRONTS UNDER 4000 SQFT TO UTILIZE OUR RIGHT TO TREAT PATIENTS UNDER THE MAINE MEDICAL MARIJUANA PROGRAM RULES OF CONDUCT. THROUGH THE "KEZAR FALLS MEDICINAL BUILDING" PROJECT WE SEEK TO CONTINUE TO ENGAGE WITH LEADING SCIENTISTS, LAWMAKERS AND EXPERTS IN THE MEDICAL CANNABIS INDUSTRY TO ADOPT BEST PRACTICES FOR OUR PATIENTS AND PROVIDE A MORE PROFESSIONAL, SECURE, ACCESSIBLE AND CONVENIENT SETTING TO KEEP OUR PATIENTS HAPPY AND SAFE. OUR PHILOSOPHY IS TO CONTINUE INNOVATING AND RESEARCHING TESTING NEW CANNABIS PRODUCTS THAT PROVIDE FOR THE BEST HEALTH SOLUTIONS FOR OUR MEMBERS.

APPLICANTS MISSION

HELPING SOUTHERN MAINE ONE INDIVIDUAL AT A TIME.

- 1. Help every individual patient who comes through our doors feel truly cared for, valued and respected.**
- 2. Protect medical cannabis patients by providing a quality, safe and affordable alternative to the dangerous circumstances of the illegal drug market.**
- 3. Honor the trust provided by our fellow citizens by faithfully and rigorously observing and enforcing the laws of our community, the local business center of Kezar Falls, while providing and maintaining care and medical cannabis to the citizens who have been approved by the state under its Medical Marijuana Program by our in house medical professional or another certified state licensing physician.**
- 4. Maintain and enhance the safety, tranquility and cleanliness of our immediate neighborhood by improving our facility and maintaining store hours that while accessible by the working public and comparable to our business neighbors will be**

considerate of our residential neighbors schedules.

5. Create an extraordinary environment of informed, compassionate support, honesty and friendliness where further developed medical science on cannabis can be accessed in an educational reading room.

***Definitions From Maine Department of Health and Human Services
Division of Licensing and Regulatory Services***

Qualifying patient. Qualifying patient or patient means a person who has been diagnosed by a physician as having a debilitating medical condition and who possesses a valid physician's written certification authorizing the medical use of marijuana in with these rules. See 22 M.R.S.A. §2422 (9).

Access by registered cardholders. Access to the enclosed, locked facility is limited to a registered cardholder who is a principal officer, board member, or employee of a registered dispensary when acting in his or her official capacity.

Marijuana. Marijuana means the leaves, stems, flowers and seeds of all species of the plant genus cannabis, whether growing or not. It does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks, fiber, oil or cake or sterilized seed of the plant which is incapable of germination.

PRIMARY CAREGIVER'S AUTHORIZED CONDUCT

5.8.4 Receive reasonable monetary compensation for costs associated with assisting a qualifying patient who designated the primary caregiver on the department approved designation form signed and dated by the qualifying patient;

5.8.5 Receive reasonable monetary compensation for costs associated with cultivating marijuana for a qualifying patient who designated the primary caregiver to cultivate marijuana;

5.8.6 Be in the presence or vicinity of the medical use of marijuana and assist any qualifying patient with the medical use or administration of marijuana;

5.8.7 Prepare goods containing marijuana for medical use by a qualifying patient if the primary caregiver preparing the goods is required to and has obtained a food establishment license

5.8.8 Dispose of excess marijuana in accordance with Section 2.8 of these rules.

Key for locating required information

General Submission Information

1. Name(s), address(es) and phone number(s) of owner(s) of record and of applicant, if different.
2. The name of the proposed development. "Kezar Falls Medicinal Building"
3. Names and addresses of all property owners within five hundred (500) feet of the edge of the property lines of the proposed development. (Town)
4. Sketch map showing general location of the site within the Town. (fig B)
5. Boundaries of all contiguous property under the control of the owner or applicant, regardless of whether all or part is being developed at this time. (NA)
6. The tax map and lot number of the parcel or parcels. (A)
7. A copy of the deed to the property, option to purchase the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant. (C)
8. The name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan. (William Ryan)

B. Existing Conditions

1. The bearings and distances of all property lines of the property to be developed and the source of this information. (C)
2. 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. (D)

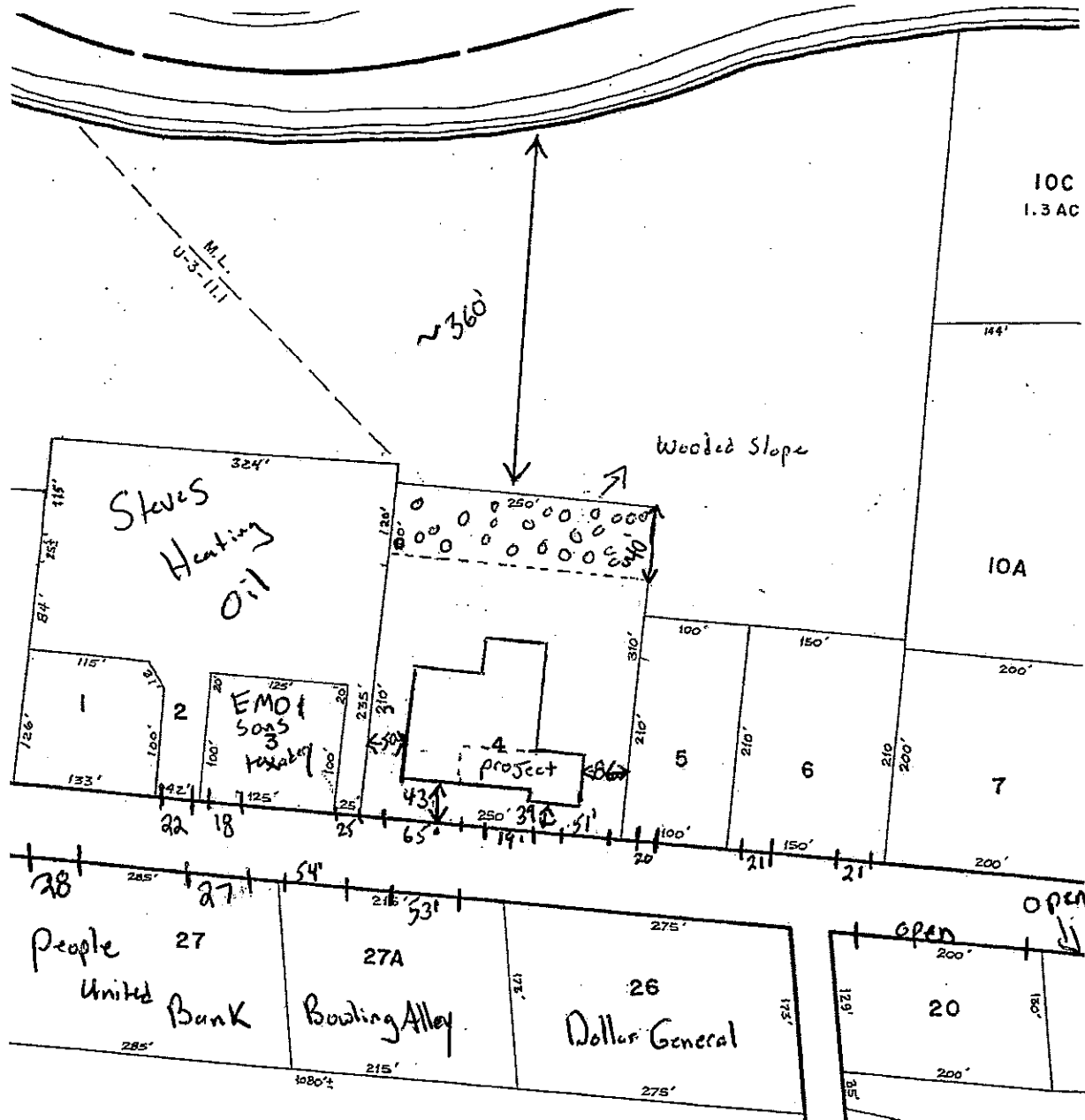
3. Location, names, and present widths of existing streets and rights-of-way within or adjacent to the proposed development. (K)
4. The location, dimensions and ground floor elevations Above Ground Level (AGL) of all existing buildings on the site. (E)
5. The location and dimensions of existing driveways, streets, parking and loading areas and walkways on the site. (E)
6. Location of intersecting roads or driveways within two hundred (200) feet of the site.(E)
7. The location of open drainage courses, wetlands, stands of trees, and other important natural features on the site, with a description of the features being retained. (EA)
8. The location, front view and dimensions of existing signs.(F) a&b
9. The location and dimensions of any existing easements and copies of existing covenants or deed restrictions. (NA)

C. Proposed Development Activity

1. The location of all building setbacks, yards and buffers, required by this or other Town Ordinances. (E)
2. The location, dimension, and ground floor elevations (AGL) of all proposed buildings. (E)
3. The location and dimensions of proposed driveways, parking and loading areas, and walkways. (E)
4. The location and dimensions of all provisions for water supply and wastewater disposal.(DE)
5. The direction and route of proposed surface water drainage.(E)
6. The location, front view, and dimensions of proposed signs. (F) a&b
7. The location of exterior lighting. (E)
8. The proposed landscaping and buffering. (E)
9. Demonstration of any applicable State applications or permits which have been or may be issued. (G)

10. A schedule of construction including anticipated beginning and completion dates. (I)

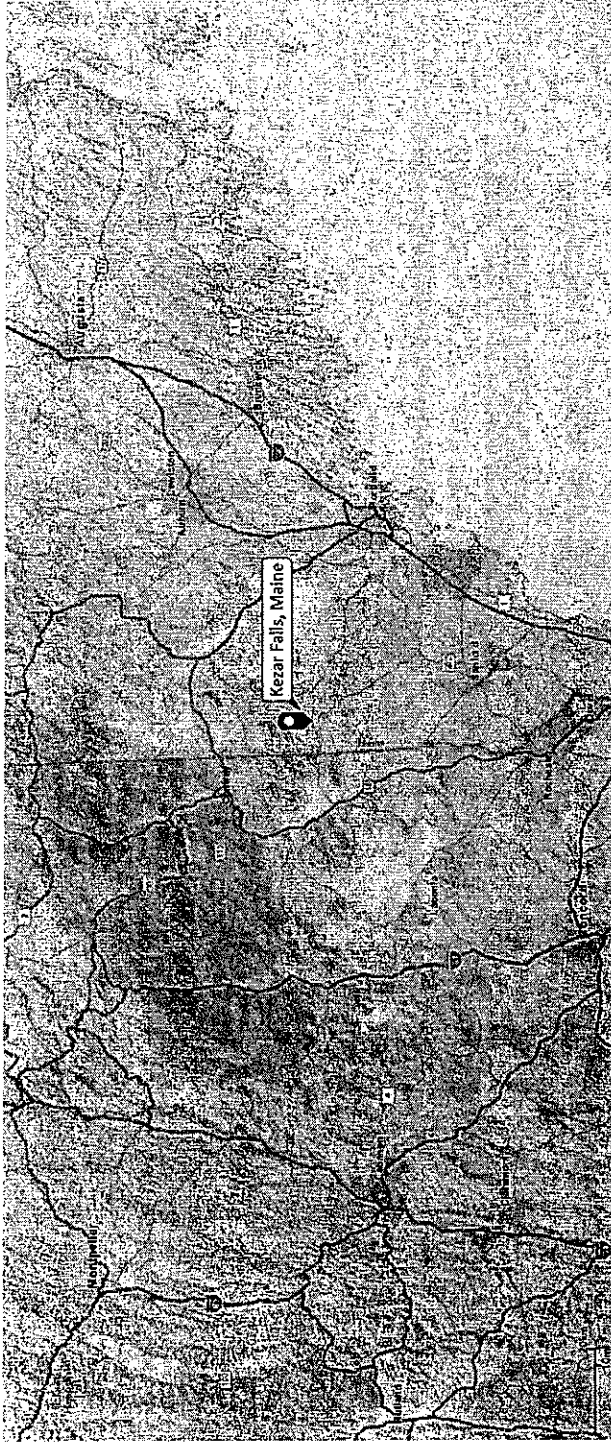
11. Space shall be provided on the plan for the signatures of the Planning Board and date, together with the following words, "Approved: Town of Parsonsfield Planning Board." (J)



Legend

- ⊙⊙⊙ trees
- Distances Set Backs
- Drive Way

AREA MAP



PROPERTY LOCATION MAP

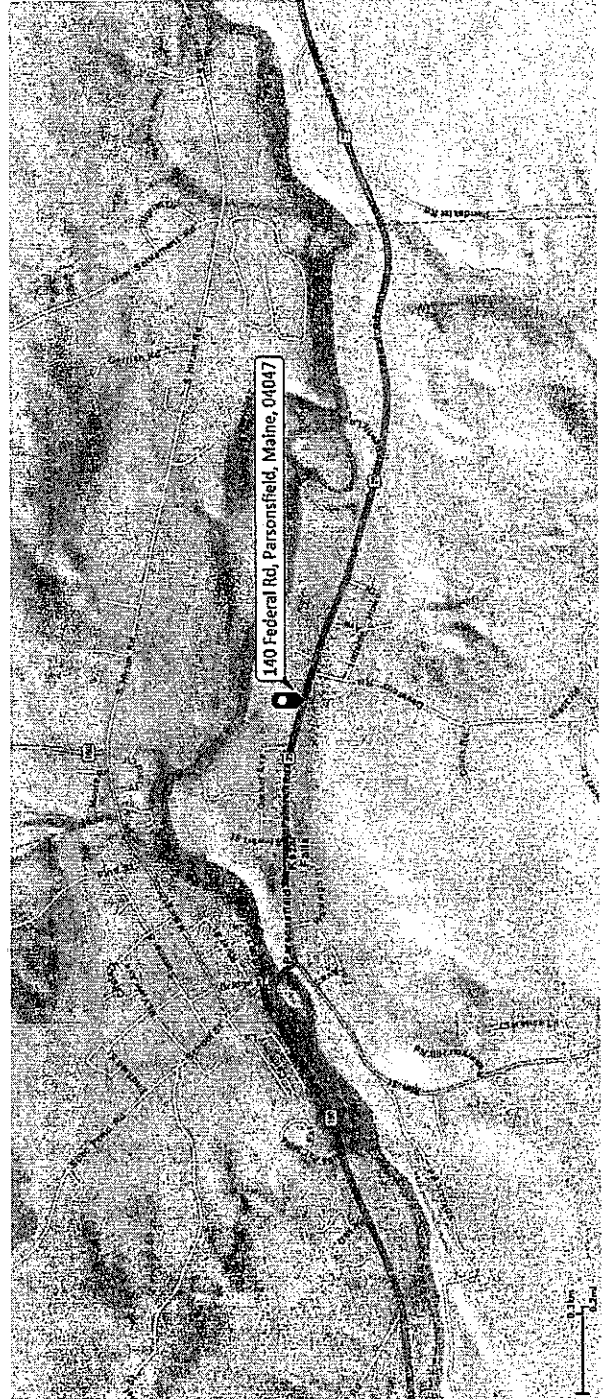


Fig 4

DEBRA L. ANDERSON, REGISTER OF DEEDS



Bk 17643 PG 820

Instr # 2018001903

01/16/2018 02:58:51 PM

Pages 2 YORK CO

TRUSTEE'S DEED

RUTH-ELIZABETH WALKER, TRUSTEE OF THE GEORGE E. WALKER ESTATE TAX SHELTERED TRUST dated July 21, 2003, with a mailing address of 13 Searose Lane, Pine Point, Maine 04074,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

TREVOR L. SANBORN, with a mailing address of P.O. Box 1, East Parsonsfield, Maine 04028,

Certain lots or parcels of land situated in Kezar Falls Village in the Town of Parsonsfield, County of York and State of Maine, and therein bounded and described as follows:

Parcel 1

The premises, including land and buildings, in Kezar Falls Village, in the Town of Parsonsfield, County of York and State of Maine, described in a deed from S. Evelyn Devereux to L. Randolph Churchill and Marguerite M. Churchill dated October 10, 1947 and recorded in the York County Registry of Deeds in Book 1120, Page 334.

Parcel 2

The premises, including land and building, in said Kezar Falls Village in said Parsonsfield, described in a deed from Kezar Sales Corporation to said L. Randolph Churchill and said Marguerite M. Churchill dated May 5, 1970 and recorded in said Registry in Book 1879, Page 475.

Reference is also made to the Will of L. Randolph Churchill, duly proved and allowed and filed in the York County Probate Court, Docket #89267, and to the deed from said Marguerite M. Churchill to said Robert W. Churchill dated January 27, 1981 and recorded in said Registry of Deeds in Book 2749, Page 189.

The premises described as Parcels 1 and 2 above are also described as composite in the manner as follows:

BEGINNING on the Northerly side of Federal Road, also known as Route No. 25, at the Southwesterly corner of the lot herein conveyed and the Southeasterly corner of land of Howe Oil Co., thence Easterly by said road a distance of two hundred fifty (250) feet to a cement post set in the ground at land formerly of Bernard R. Dunning, now of Alfred Aspinall; thence Northerly by land of said Aspinall, a distance of two hundred ten (210) feet to a cement post set in the ground, and

Maine R.E. Transfer Tax Paid

continuing the same course by land of Kezar Sales Corporation a distance of one hundred (100) feet to a corner and other land of said Corporation; thence Westerly by land of said Corporation a distance of two hundred fifty (250) feet to other land of said Corporation; thence Southerly by other land of said Corporation a distance of one hundred (100) feet to a cement post set in the ground at the Northeasterly corner of land of Howe Oil Co., and continuing Southerly by land of Howe Oil Co. a distance of two hundred ten (210) feet to the road aforesaid and the point of beginning.

The above premises are conveyed subject to any easements and restrictions of record and this deed includes all rights easements, privileges and appurtenances belonging to the premises herein-above described.

Being the same premises conveyed to the Grantor herein by deed from Ruth-Elizabeth Walker, Trustee of the George E. Walker Revocable Trust dated August 18, 2015 and recorded at the York County Registry of Deeds in Book 17123, Page 729.

IN WITNESS WHEREOF, the said RUTH-ELIZABETH WALKER, TRUSTEE OF THE GEORGE E. WALKER ESTATE TAX SHELTERED TRUST has caused this instrument to be signed this 11 day of January, 2018.

GEORGE E. WALKER ESTATE TAX
SHELTERED TRUST

By: Ruth E Walker
Ruth-Elizabeth Walker
Its Trustee

STATE OF MAINE
COUNTY OF Cumberland

January 11, 2018

Then personally appeared the above-named RUTH-ELIZABETH WALKER, TRUSTEE OF THE GEORGE E. WALKER ESTATE TAX SHELTERED TRUST as aforesaid and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Trust.

Before me,

Alison D. Schneller
Attorney at Law/Notary Public

Print Name:
My Commission Expires

ALISON D. SCHNELLER
Notary Public - Maine
My Commission Expires
May 8, 2024

J Lenkowski, PO Box 1139 Sanford, ME 04073

PROPERTY DESCRIPTION

Address

140 Federal Road
Parsonsfield (Kezar Falls), ME

Location & Site

Located in York County, Parsonsfield is about an hour west of Portland and 40 minutes south of Fryeburg. Property enjoys easy access to both Southern Maine and New Hampshire.

Property is well-sited on busy Route 25 across from soon-to-be Dollar General and has a great parking area.

- Lot Size: 1.78± acres
- Frontage: 250'± on Federal Road (Route 25)
- Parking: Ample paved parking
- Utilities: Public water and private septic system



Building Information

Site is improved with an 11,060± SF automotive service building originally built in 1942± with a large addition added in the mid to late 1990s. It is currently configured with a large auto-repair garage with four steel insulated overhead doors, a large paint shop with three overhead doors, large showroom with lobby and office space.

- Property Type: Commercial – Light Industrial
- Year Built: 1942± with an addition in mid to late 1990s
- Building Area: 11,060± SF
- Stories: 1
- Baths: Four half baths
- Construction: Wood and steel frame
- Foundation: Slab
- Roof Cover: Steel and asphalt
- Exterior Siding: Steel and stucco over concrete block walls
- Heat Source: Suspended hot-air Reznor heaters in the service garage and paint area; former showroom and office heated via overhead HVAC with a roof-top condenser (condition unknown)

DISCLAIMER: This information is derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information, judgment and inspection of the property records. All properties sold on an "AS IS, WHERE IS" basis.

NOTICE
ATTENTION PROSPECTIVE BIDDERS

Auction Company is acting solely as agent for the Seller

ALL INFORMATION CONTAINED IN THIS DOCUMENT, AND ANY AND ALL MARKETING MATERIALS, INCLUDING ADVERTISEMENTS WERE OBTAINED FROM SOURCES BELIEVED TO BE ACCURATE. HOWEVER, NO WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, IS INTENDED OR MADE. NEITHER THE AUCTION COMPANY NOR ITS EMPLOYEES, AFFILIATES, OR AGENTS (HEREINAFTER "AUCTION COMPANY") REPRESENT THE BUYER/BIDDER. ALL PROSPECTIVE BUYERS/BIDDERS MUST INDEPENDENTLY INVESTIGATE AND CONFIRM ANY INFORMATION OR ASSUMPTIONS ON WHICH ANY BID IS BASED. NEITHER AUCTION COMPANY NOR SELLERS SHALL BE LIABLE FOR ANY ERRORS OR THE CORRECTNESS OF INFORMATION.

ALL ANNOUNCEMENTS MADE AT THE AUCTION TAKE PRECEDENCE OVER ANY OTHER PROPERTY INFORMATION OR PRINTED TERMS OF SALE. ITEMS MAY BE ADDED OR DELETED. THE PROPERTY AND IMPROVEMENTS ARE SOLD "AS IS, WHERE IS, WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND WITH RESPECT TO THE ACCURACY, CORRECTNESS, COMPLETENESS, CONTENT OR MEANING OF THE INFORMATION CONTAINED HEREIN. PROSPECTIVE BUYERS/BIDDERS SHOULD VERIFY ALL INFORMATION.

ALL PROSPECTIVE BUYERS/BIDDERS RECOGNIZE AND AGREE THAT ANY INVESTIGATION, EXAMINATION, OR INSPECTION OF THE PROPERTY IS WITHIN THE CONTROL OF THE OWNER OR OTHER PARTIES IN POSSESSION AND THEIR AGENTS. POTENTIAL BUYERS/BIDDERS ARE ENCOURAGED TO SEEK INFORMATION FROM PROFESSIONALS REGARDING ANY SPECIFIC ISSUE OR CONCERN. ANY DECISION TO PURCHASE OR NOT TO PURCHASE IS THE SOLE AND INDEPENDENT BUSINESS DECISION OF THE POTENTIAL BUYER/BIDDER. NO RECOURSE OR CAUSE OF ACTION WILL LIE AGAINST ANY OF THE ABOVE-MENTIONED PARTIES SHOULD BUYER BECOME DISSATISFIED WITH ITS DECISION, WHATEVER IT MAY BE, AT A LATER DATE.

AUCTION COMPANY AND SELLER HAVE THE RIGHT TO POSTPONE OR CANCEL THE AUCTION IN WHOLE OR IN PART, IN ITS SOLE DISCRETION. AUCTION COMPANY AND SELLER RESERVE THE RIGHT TO REFUSE ADMITTANCE TO, OR EXPEL ANYONE FROM THE AUCTION PREMISES FOR INTERFERENCE WITH AUCTION ACTIVITIES, NUISANCE CANVASSING, SOLICITING OR OTHER REASONS.

MAINE AUCTIONS ARE UNDER THE JURISDICTION OF THE STATE OF MAINE DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATIONS, BOARD OF LICENSURE OF AUCTIONEERS, 35 STATE HOUSE STATION, AUGUSTA ME 04330.

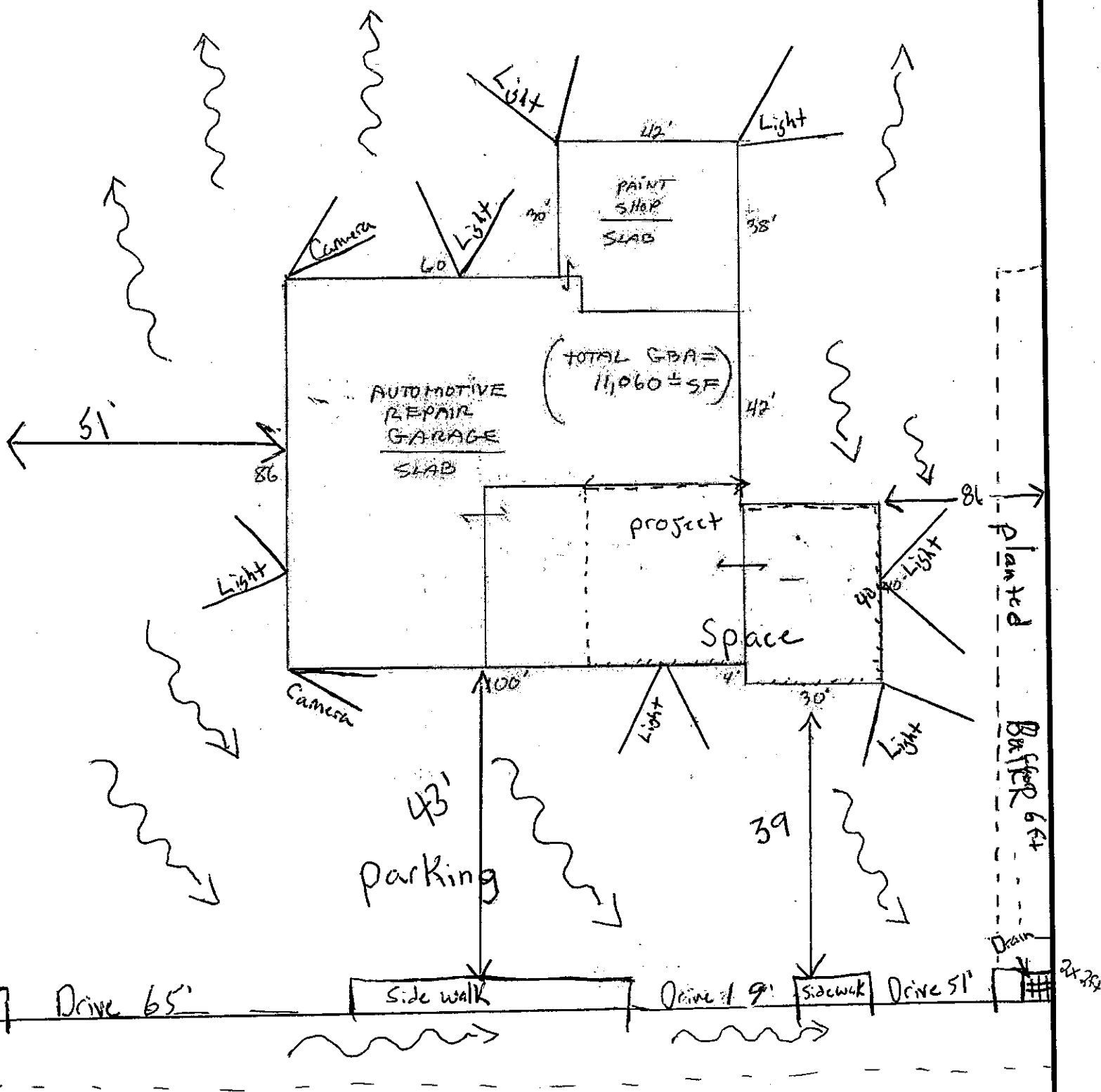
TRANZON AUCTION PROPERTIES IS A MEMBER COMPANY OF TRANZON, LLC. ALL TRANZON COMPANIES ARE INDEPENDENTLY OWNED AND OPERATED.

~~~~~ = Water Flow

Average Hight Above Sea Level 360 ft.

**SUBJECT BUILDING SKETCH**

Fig E



TRANZON AUCTION PROPERTIES DISCLAIMER: This information was derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.

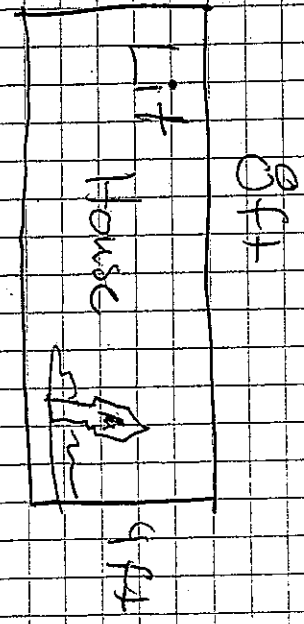
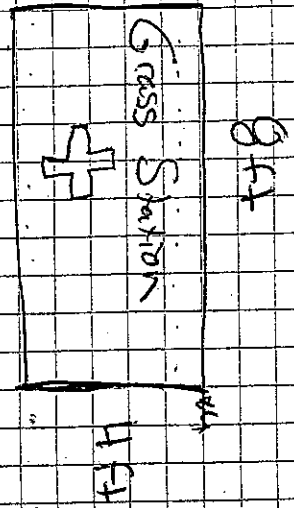


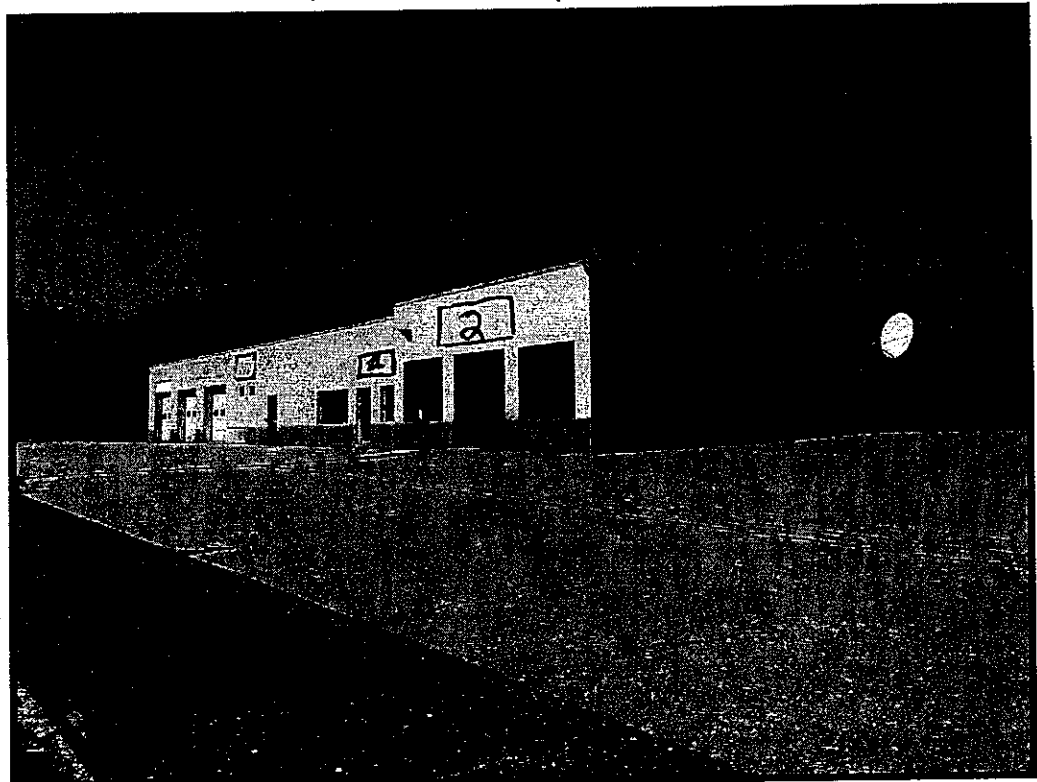
Fig 1 (B)



# Property Information Package

## Light Industrial Property

140 Federal Road, Parsonsfield (Kezar Falls), ME



Previews: November 22 & 28 | 10:30am – 11:30am ET

Auction: December 14 | 12pm ET

Auction Location: On-site

Property#: AP17057



**Tranzon Auction Properties**  
93 Exchange Street  
Portland, ME 04101


P: 207-775-4300  
F: 207-773-7275  
apinfo@tranzon.com


Jill R. Daviero | ME RE Lic. BA901264 ~ Michael B. Carey | ME AUC Lic. 1466

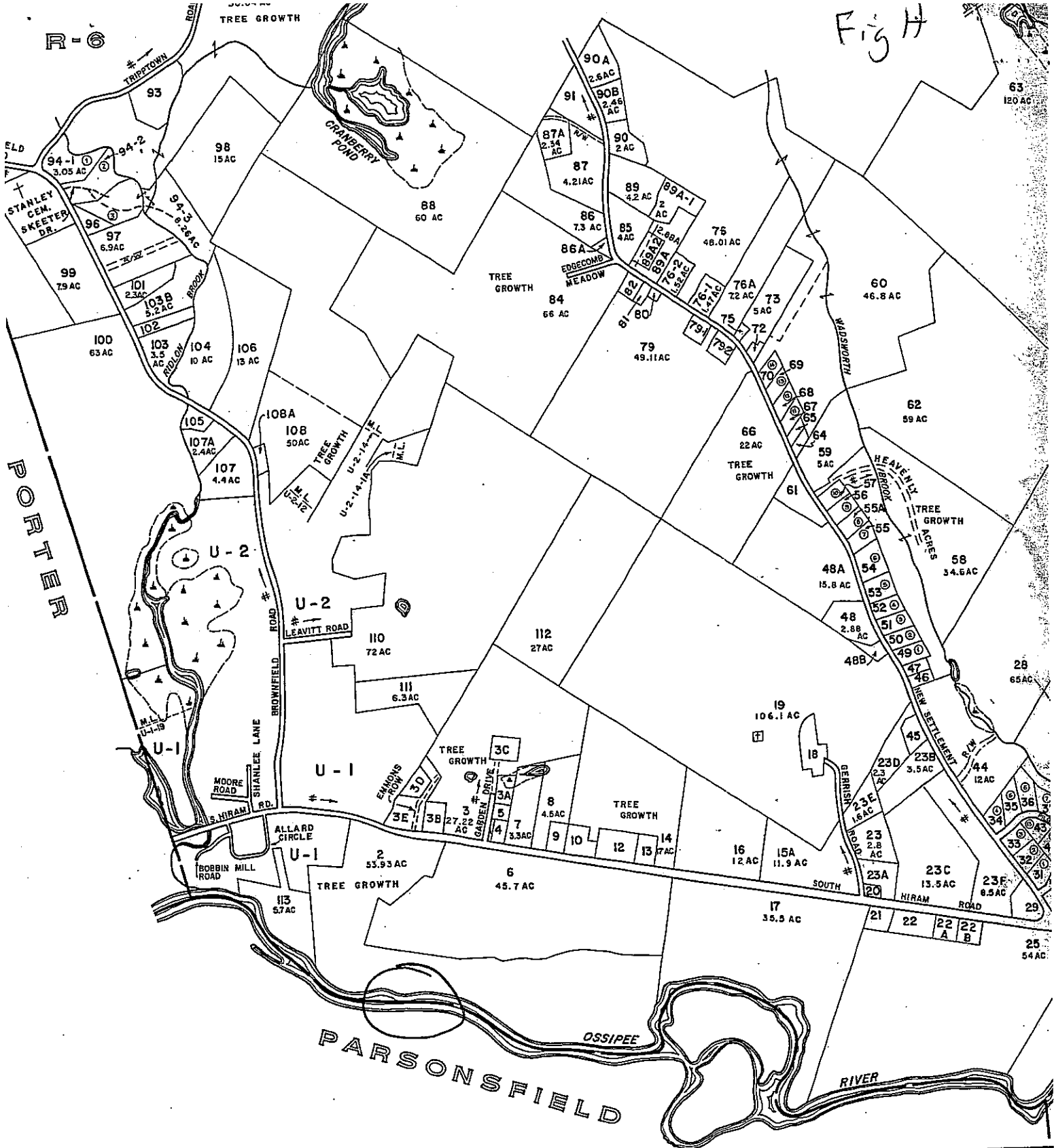
**TRANZON.COM**



Fig G

|                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Maine Medical Use of Marijuana<br/>Program<br/>INDIVIDUAL CAREGIVER</p>                                                                                                                                                      |  <p>Department of Health<br/>and Human Services<br/><i>Maine People Living<br/>Safe, Healthy and Productive Lives</i></p> <p><small>Paul E. LePage, Governor    Peter M. Loring, Acting Commissioner</small></p> |
| <p>Caregiver Registration Card in the Name of<br/><b>TREVOR L. SANBORN</b><br/>190 CRAMM RD<br/>LIMERICK, ME 04048<br/>Registration #: CG1010359 Control #: 0669428<br/>Issued: 2/21/2018 Expires: 2/20/2019 DOB: 8/11/1987</p> |                                                                                                                                                                                                                                                                                                   |

|                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Maine Medical Use of Marijuana<br/>Program<br/>INDIVIDUAL CAREGIVER</p>                                                                                                                                                                     |  <p>Department of Health<br/>and Human Services<br/><i>Maine People Living<br/>Safe, Healthy and Productive Lives</i></p> <p><small>Paul E. LePage, Governor    Mary C. Hefner, Commissioner</small></p> |
| <p>Caregiver Registration Card in the Name of<br/><b>WILLIAM E. RYAN</b><br/>221 RANDALL LAKE RD<br/>PARSONSFIELD, ME 04047-6733<br/>Registration #: CG1018632 Control #: 0654003<br/>Issued: 9/25/2017 Expires: 9/24/2018 DOB: 10/13/1985</p> |                                                                                                                                                                                                                                                                                           |



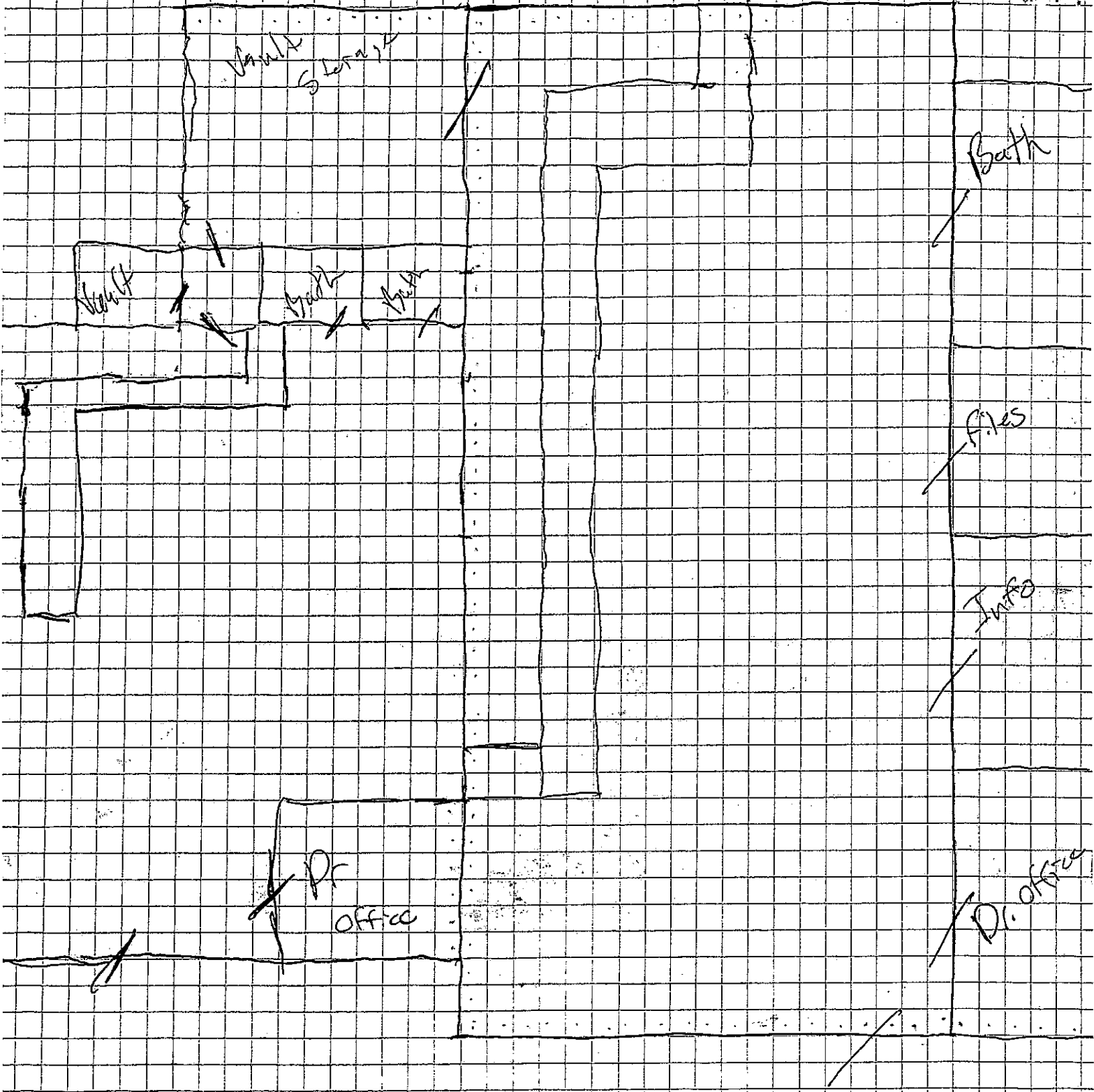
ORTHOGRAPHIC METHODS BY  
 NNELL & ASSOCIATES  
 INC

**LEGEND**  
 ADJACENT SHEET NO.  
 COMMON OWNERSHIP  
 DEVELOPMENT LOT NO.  
 SCALED DIMENSION

12  
 OR  
 10  
 ±

PROPERTY MAP  
**HIRAM**  
 MAINE

Fig. I



1 Box = 1 ft<sup>2</sup>

Fig I

FIG I

Building schedule

demolition and refinish by nov 1

Floors, counters, Ceiling, close of 2 door ways

FIG J

Fig 5

Approved: \_\_\_\_\_

Town of Parsonsfield Planning Board