

MEETING AGENDA

Mechanic Falls Planning Board
September 28, 2020
6:30pm



Public Access: Zoom Meeting: <https://zoom.us/j/2092120488>
Join By Phone: (312) 626-6799 (Meeting ID: 209-212-0488)

I. Call Meeting to Order

Time: _____

II. Pledge of Allegiance

III. Roll Call

Members Absent _____

IV. General Reports

Notes:

4.1	* Meeting Minutes 08.17.2020	Motion to Approve
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V. Updates from CEO

Notes:

5.1		various
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VI. New Business

Notes:

6.1	* Used Car Dealership -12 Winterbrook Rd	Motion to Approve
6.2	* Superior Energy Solutions- 84 Pigeon Hill Rd	Motion to Approve
6.3	* 420 Pharma – 360 Pleasant St.	Motion to Approve
6.4	* Retail Cannabis Storefront -44 Pigeon Hill	Motion to Approve

VII. Old Business

Notes:

7.1		
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VIII. Ordinance

Notes:

8.1		
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IX. Adjourn Time: _____ Next Meeting: (October 19th, 6:30pm – Second Floor Conference)

* = Needs action

Mechanic Falls Planning Meeting

August 17, 2020

MEMBERS PRESENT:

Walter Goss-Vice Chair
Paula Stotts
Forrest Martin

Lou Annance
Melanie Judd-absent
Lou Goulet-Chair

STAFF PRESENT:

Alan Plummer-CEO
Zakk Maher-Town Manager
Julie Ward- Town Clerk

OTHERS PRESENT:

Tyler Thayer
William French
Bob Klar

I. Call Meeting to Order

II. Pledge of Allegiance

III. Roll Call

Meeting was called to order at 6:30pm and we saluted the flag.

3.2 Nomination of Chair

Lou Annance nominated Lou Goulet for Chair, seconded by Walter Goss, all in favor 3-1 Paula Stotts was a no.

3.3 Nomination of Vice Chair

Lou Annance nominated Walter Goss as Vice Chair, seconded by Paula Stotts, all in favor so voted.

IV. General Reports

4.1 Meeting Minutes

Forrest Martin motioned to approve minutes for 6/15 and 6/29 seconded Paula Stotts, all in favor so voted.

V. Old Business

5.1 Update from CEO

CEO Alan Plummer gave the board updates on what was happening in the Codes office. He has had some

response to the Auto Graveyard clean ups, there has been 4 inquiries about tiny homes in he thought the board should be thinking about the options. The Council asked about the mill clean up and to keep them updated on the plans. He also suggested the board think about a time line of clean up after a building burns down.

VI. New Business

6.1 5 North Main Street Changes in Site Plan

The original site plan was approved for 7 units, Applicant William French was looking to change to 4 units that are in compliance with 250ft square minimum with 1 person in each for senior housing.

Walter Goss motioned to accept the changes, seconding by Lou Annance, all in favor so voted.

None

7.0 Old Business

7.1 Marijuana Ordinance

The board talked about the possibility of changing the facilities from 4-2 and defining what a facility meant. CEO Alan Plummer suggested 3 because there was an application that had already been submitted.

Walter Goss motioned to add a definition of facility, seconded by Forrest Martin, the board discussed adding the meaning to motion. Walter Goss made an amendment to his motion to add facility is defined as a stand alone building, seconded by Forrest Martin, all in favor, so voted.

After a unanimous vote to approve Paula Stotts wanted on record that she asked for a moratorium and she was against making a decision without a public hearing.

7.2 Noise Ordinance

The Board discussed the pros and cons of adding times to the ordinance with the concerns of enforcement and if it was going to effect businesses. Paula Stotts motioned to leave what is currently in place, seconded by Lou Annance, all in favor so voted.

TOWN OF MECHANIC FALLS APPLICATION FOR SITE PLAN REVIEW

Project Name: 12 Winterbrook Rd.

Minor
 Fee \$75
Pd rpt 691

Major
 Fee \$125

Applicant Information:

1. Name of Applicant: Adam Lajoie
Address: 47 Cleve Tripp Rd Poland ME 04274
Phone: 207-576-5000
Email Address: adam.lajoie80@gmail.com

2. Property Owner: 5 Corners L.L.C.
Address: 133 Cleve Tripp Rd Poland ME 04274
Phone: 207-998-4474

3. Applicant's Agent:
Address: _____
Phone: _____

4. Name and address of person to whom all correspondence regarding this application should be sent:
Adam Lajoie 47 Cleve Tripp Rd Poland ME 04274

5. What legal interest does the application have in the property to be developed, (i.e. ownership, option, purchase and sales, contract, other)? Please attach evidence of interest.
Lease

6. What interest does the applicant have in any abutting property, or any land within 500 feet of the proposed development?
None

7. List below the names and mailing addresses of abutting property owners, including those across a road or street, from the proposed project. (Attach additional pages if necessary)

Name	Address	Lot & Map No.
Jasica LLC	PO Box 1675 Naples ME 04055	Map 002 Lot 001
Terry Pomerleau	PO Box 12 West Poland, ME 04591	Map 002 Lot 063
Neal B Cohen	24 Village Lane Oxbow ME 04070	Map 002 Lot 002
McNulty Enterprises	824 Roosevelt Trail #263 ^{Wendham} ME 04092	MAP 002 Lot 001

8. Attach evidence of notification (Copies of letters sent Certified Mail with Return Receipt Requested) to abutting property owners.

Property/Project information:

9. Nature of project. Please describe the nature of the proposed project including total floor area, type of materials/products to be handled, hours of operation, and other information to familiarize the Board with your application. (Attach additional pages if necessary)

Used Car Dealership. Retail location of pre-owned vehicles. Office for transactions and garage space for repairs.

10. Location of Property: (Attach a copy of the Mechanic Falls Tax Map showing property location)

Town of Mechanic Falls Map 002
 Lot 002 + Sub 001

Registry of Deeds Book _____
 Page _____

2 - 2 ^{AK Abutting Lts.}
 2-61-2
 2-61-3

11. Provide a perimeter survey of the parcel made and certified by a licensed surveyor. The reference points, show true North point, corners of parcel, and within 200 feet of proposed development site shall be included.

2-63

12. Amount of acreage currently developed:

3.56 ac

2-1
 2-66
 2-66-1

13. Current use of property: Warehouse / Garage

14. Is any portion of the property within 250 feet of the high-water mark of any pond, river, stream or wetland? YES NO

15. Is any portion of the property shown within a Special Flood Hazard Area (SFHA) on the Flood Insurance Rate Maps (FIRM) for the Town of Mechanic Falls? YES NO

** If yes, attach a copy of FIRM panel with project location marked.

16. Is the proposed project located on a mapped sand and gravel aquifer? YES NO

17. State the estimate cost of each item listed below as it applies to the project as proposed in the application. Include estimates of costs of activities to minimize or prevent adverse effects on the surrounding environment during construction and/or operation of the project.

Legal	<u>0</u>	Water Supply	<u>0</u>
Sewage Disposal	<u>0</u>	Landscaping	<u>0</u>
Roads/Parking	<u>0</u>	Erosion	<u>0</u>
Storm Water	<u>0</u>	Other	<u>200 signage</u>
Structures	<u>0</u>	TOTAL	<u>\$200</u>

** Attach a statement describing how you plan to finance the project. NOTE: the Planning Board may require the filing of a Performance Bond, the execution of a conditional agreement with the municipality by the applicant.

18. Gross floor area or area to be developed: 15' x 20' office / 15' x 30' garage

19. Percentage of lot to be covered by structures and parking: 45%

20. Method of Infrastructure:

Water Supply Town Sewage Disposal Septic

** If public water and/or sewer are to be used, submit a statement from the PUD as to the adequacy of public water and/or sewer lines.

Fire Protection	<u>Or Pointe Fire Alarms</u>
Electricity	<u>Central Maine Power</u>
Solid Waste Disposal	<u>Pine Tree Waste Services</u>
Surface Water Drainage	<u>Municipal Pudding</u>

Adequate provision shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, downstream water quality, soil erosion, or the public storm drainage system. On-site absorption of run-off water shall be utilized to minimize the discharge from the site.

Provide a map or sketch showing the existing and proposed locations of all utility lines, sewer lines, water lines, fire hydrants, easement drainage ways, and public or private rights of way.

21. Number of parking spaces required: 10 Number of parking spaces proposed: 10

22. Describe the proposed erosion and sedimentation control methods to be employed during the construction and maintenance of the proposed project (an erosion and sedimentation control plan approved by the Androscoggin County Soil Conservation Service is required.)

No Construction

Other Information:

23. List any waivers being requested:

(The Planning Board may nullify or waive any of the above application requirements or performance standards when the Planning Board determines that because of the special circumstances of the site such application requirements or standards would not be applicable or would be an unnecessary burden upon the applicant and not adversely affect the abutting owners and general health, safety and welfare of the town.)

No Waivers Requested

24. Proposed construction schedule:

No Construction Scheduled

25. Does the project require approvals or licensing from State agencies or entities? (Such as the State Fire Marshall's Office, Department of Environmental Protection, Maine Department of Transportation, etc.)

YES

NO

If yes, attach copies of licenses or letters of approval.

26. Attach the following items to this application:

_____ A development plan drawn at scale of not less than one inch equals 50 feet, indicating the nature of the project.

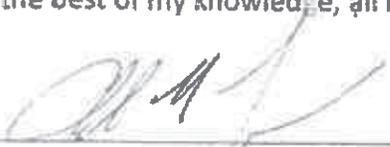
_____ A location map to show the relationship of the proposed development to the surrounding area. A topographic map showing contours at intervals of 5 feet elevation.

_____ A copy of any existing or proposed easements, restrictions and covenants.

_____ Existing soil condition as described by either a soils scientist, geologist, engineer, or S.C.S. Medium Intensity soil survey.

_____ If the site is NOT to be served by public sewer line, then an on-site soils investigation report by DHS Licensed Site Evaluator shall be provided.

To the best of my knowledge, all information submitted in the application is true and correct.

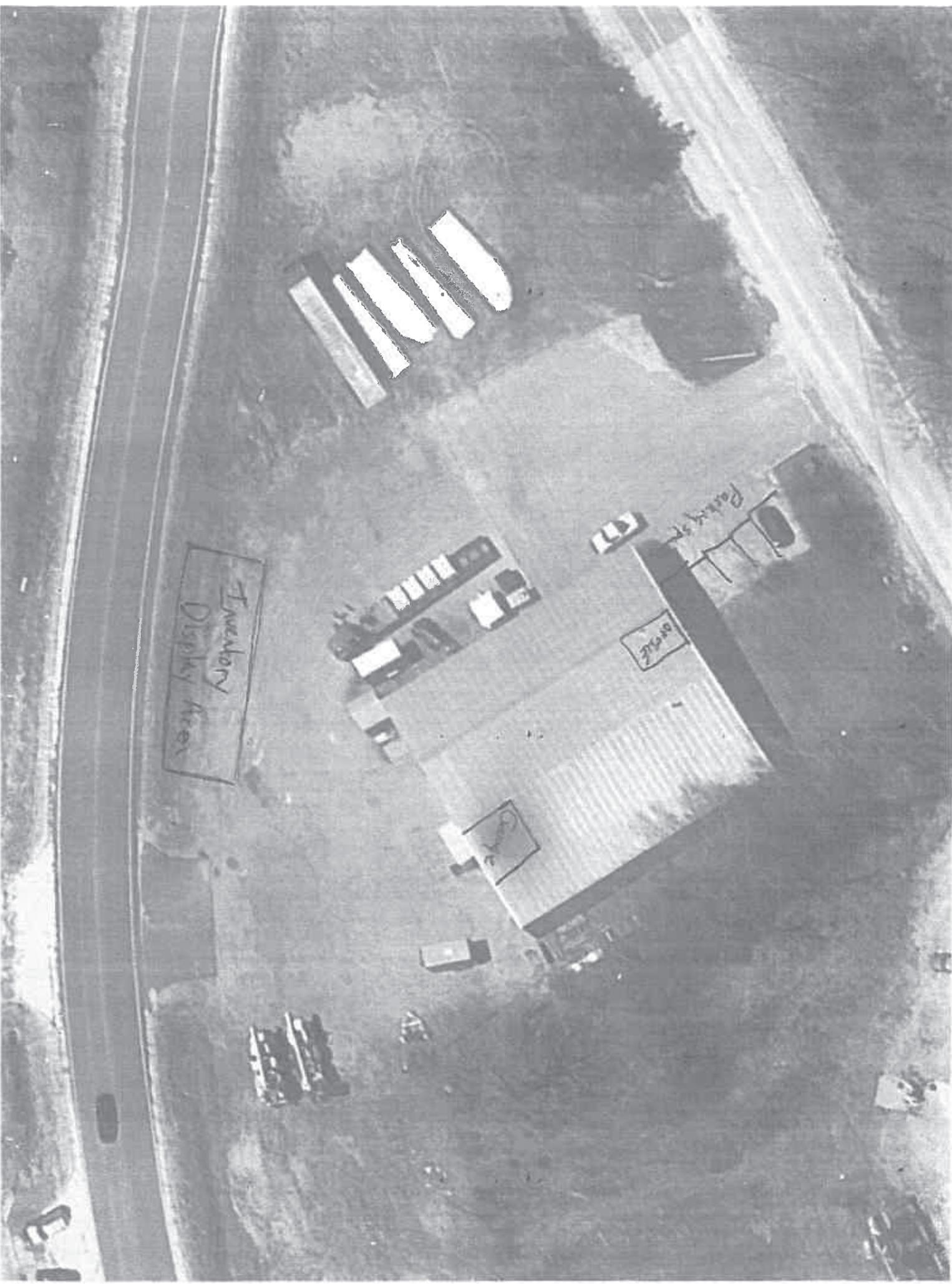


3-26-2020

Signature of Applicant or Agent

Date





Inventory
Display Area

Storage

Packing Pt.

Coke

LEASE AGREEMENT

I, 5 Corner LLC, agrees to lease Winterbrook Auto Sales, a parcel of land and building space located at 12 Winterbrook Rd Mechanic Falls ME. 04256

This Parcel consists of a lot 70'x 20', and a building. This building consists of an office space 15'x20', and a repair area, 15'x 30'.

This Lease will be valid for one year from this date, _____ and will be renewed yearly thereafter. This lease may not be terminated by either party without 30 days written notice.

Witness

Lessee

Witness

Lessor

*Signed lease
need proof of access to this
land,*

rept. 691-

RECEIVED
8/12/2020

12 Winterbrook Rd

Adam Lajoie
47 Cleve Tripp Rd.
Poland, ME. 04274
(207)576-5000

Overview

My name is Adam Lajoie. I live in Poland, Maine with my wife and two children. I am attempting to establish a small retail location in Mechanic Falls to sell pre-owned vehicles. I've worked in digital marketing for the past 11 years in the car business, and witnessed the majority of customer traffic was from online sales. I am not looking to open a "dealership." All advertising will be handled online. This will not be an active 9-5 car lot, as potential buyers will be scheduled for showings by appointment only. This location will be strictly for sale, transaction and delivery of vehicles. To meet the state's requirements for dealer licensing, I must first obtain approval for land use.

Goals

1. Approval from the Town of Mechanic falls Planning Board
2. Building Code, Zoning and Land use ordinance clearance

Specifications

The property in question is 12 Winterbrook Road Mechanic Falls, ME 04256. It will be a dual purpose property as there is already an established crane business in the warehouse. The State of Maine Bureau of Motor Vehicles requires the display area at least 5,000 square feet, repair facility with air compressor, jack/lift and tools, office space at least 64 square feet with desk and chairs, and a sign to identify business. We currently meet all of these specifications. We plan on keeping approximately 5-10 units at this location.

Please consider my application for review, and reach out to me personally with any questions or concerns. I look forward to hearing from you.

Development Review 12 Winterbrook Rd. Mechanic Falls ME. 04256

General Submission Information

Applicant: Adam Lajoie 47 Cleve Tripp Rd. Poland ME 04274 207.576.5000

Proposed Development: 12 Winterbrook Rd Auto Sales

Abutters:

- **Site: Map 002 , Lot 001 , Sub 000 , Type 000 Owner: JASIM, LLC
Mailing Address:P. O. BOX 1675 NAPLES, ME 04055**
- **Site: Map 002 , Lot 002 , Sub 002 , Type 000 Owner: COHEN, NEAL B
Mailing Address:24 VILLAGE LANE OXFORD, ME 04270**
- **Site: Map 002 , Lot 063 , Sub 000 , Type 000 Owner: POMERLEAU, TERRY
Mailing Address:PO BOX 12 WEST POLAND, ME 04291**
- **Map 002 , Lot 061 , Sub 001 , Type 000, Map 002 , Lot 061 , Sub 002 , Type 000,Map
002 , Lot 061 , Sub 003 , Type 000 Owner: MCNULTY ENTERPRISES
Mailing Address:824 ROOSEVELT TRAIL #263WINDHAM, ME 04062**
- **Map 002 , Lot 066 , Sub 000 , Type 000, Map 002 , Lot 066 , Sub 002 , Type 000
Owner: MECHANIC FALLS VENTURES LLC
Mailing Address:CO COMMERCIAL PROPERTIES MGMT LLC PO BOX 66749 FALMOUTH,
ME 04105**
- **Map 002 , Lot 066 , Sub 001 , Type 000 Owner: HANNAFORD BROS CO.
Mailing Address:PO BOX 1000 PORTLAND, ME 04104**

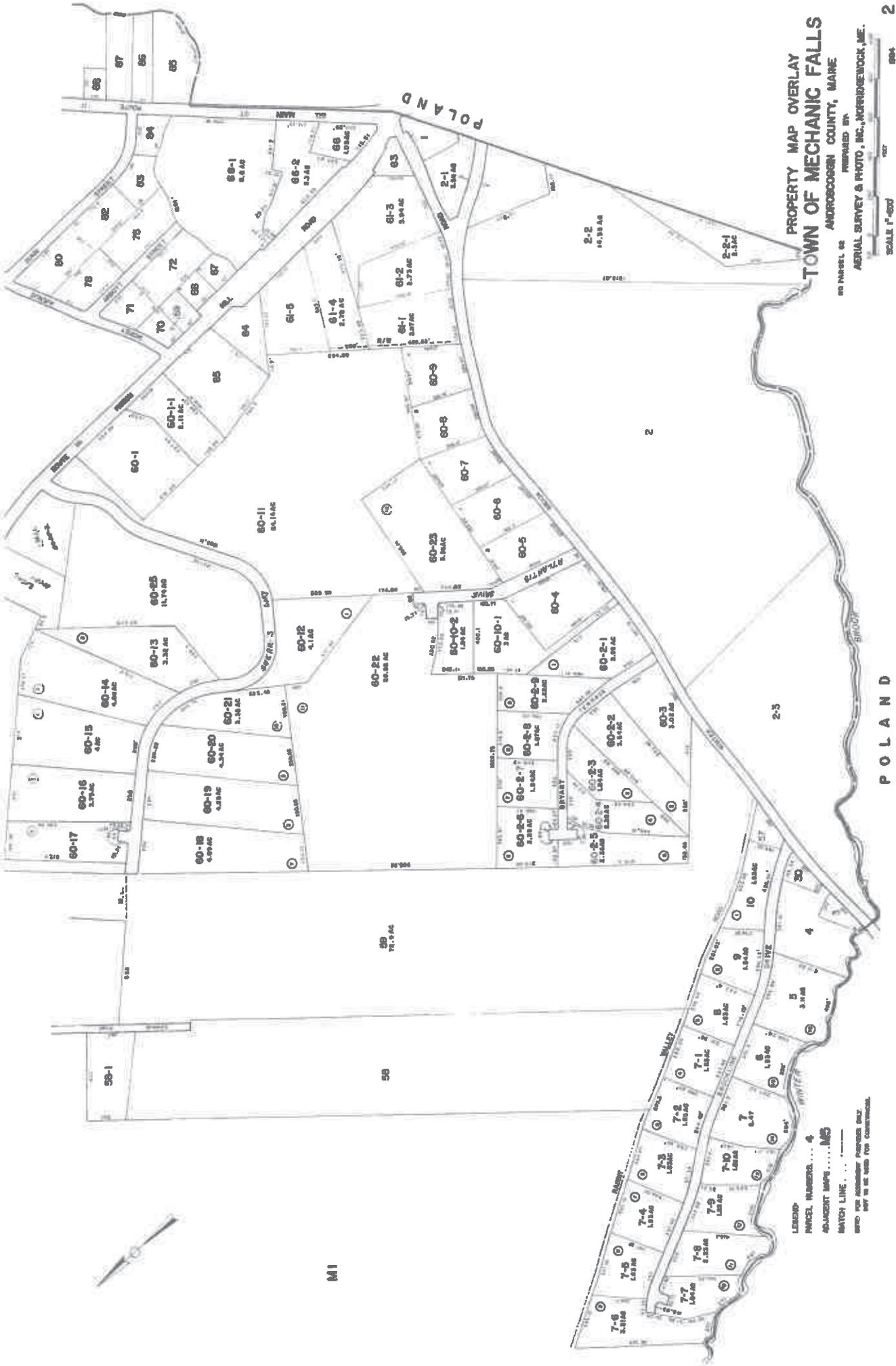
Sketch map showing general location of site within Town of Mechanic Fall. (Attached)

Tax map and lot numbers of the parcel (Attached)

Existing Conditions

- **No Property will be developed. Using existing property.**
- **Existing sewer N/A Town of Mechanc falls water Mains. Culverts existing from Maine DOT.**
- **Roads near property are Winterbrook Rd. and Dead End portion of Winterbrook Road, standard withd**

- Existing Building 8800 square ft warehouse with offices. One 8x8 shed detached
- Parking lot (asphalt) 10-15 parking spaces. Parking (dirt) 10-15 parking spaces
- Intersections Winterbrook & Rt.11
- All natural features will be retained. No excavating.
- Veiw of property (Attached)
- No existing easements,covenants or deed restrictions.
- Natural surface water drainage
- Exterior lighting: dusk till dawn flood lights
- Landscape will remain untouched
- State application for Maine Car dealer Licence pending Development review
- There will be no New construction.

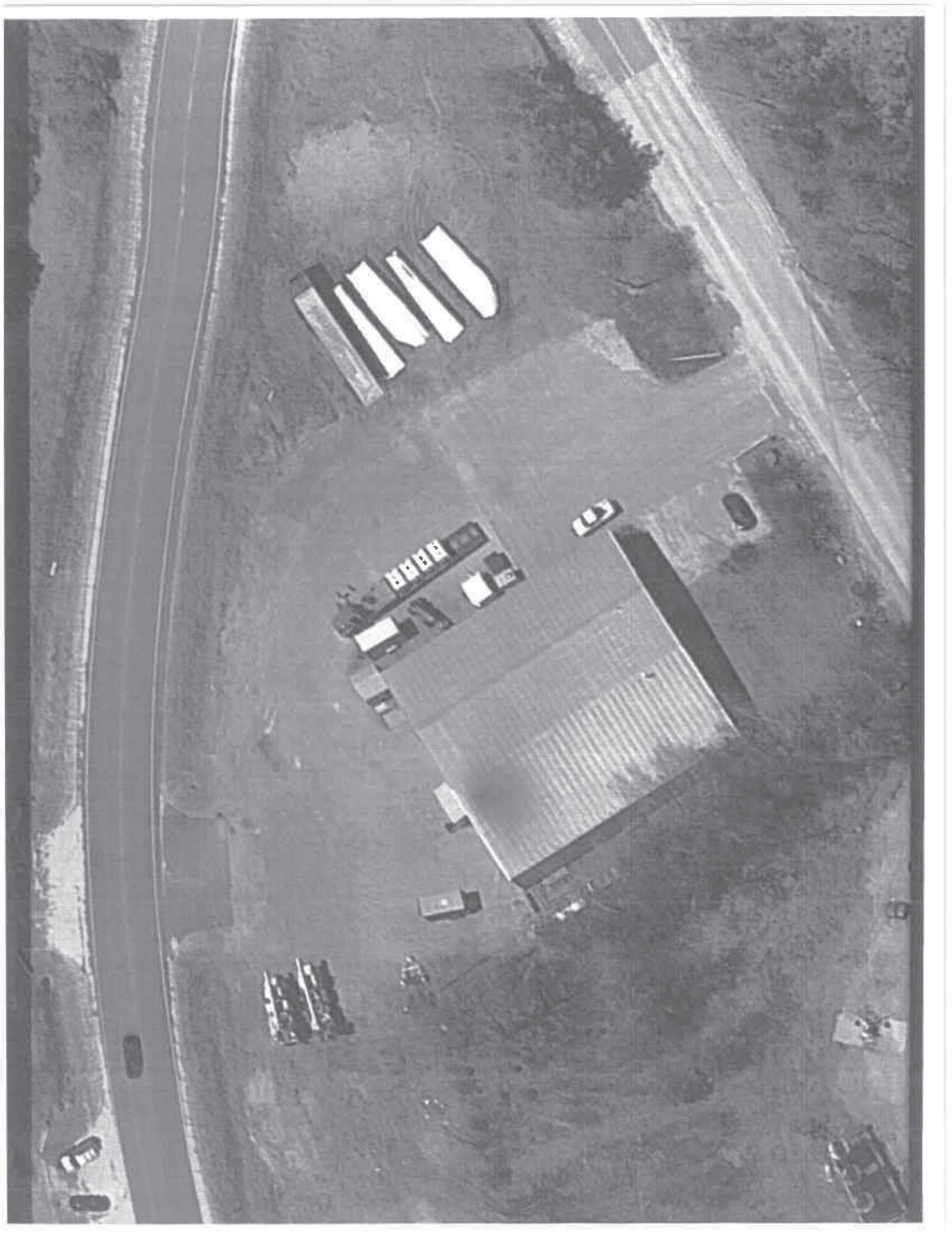


PROPERTY MAP OVERLAY
 TOWN OF MECHANIC FALLS

ANDROSCOGGEN COUNTY, MAINE
 PREPARED BY:
 AERIAL SURVEY & PHOTO, INC., NORRISBORO, ME.
 SCALE 1"=400'

LEGEND:
 PARCEL NUMBERS 4
 ADJACENT MAPS M5
 MATCH LINE

SHOW THE ADJACENT PARCELS ONLY.
 NOT TO BE USED FOR CONVEYANCE.



A

LEASE AGREEMENT

I, 5 Corner LLC, agrees to lease Winterbrook Auto Sales, a parcel of land and building space located at 12 WinterBrook Rd Mechanic Falls ME. 04256
The Parcel consists of a lot 70'x 20', and a building. This building consists of an office space 15'x20', and a repair area, 15'x 30'
This Lease will be valid for one year from this date, 09/01/2020, and will be renewed yearly thereafter. This lease may not be terminated by either party without 30 days written notice. Lease Agreement is subject to Mechanic Falls Planning board approval.

Witness Susan B Lafay
Witness Marcus E

Lessee [Signature]
Lessor Susan B Lafay
5 CORNERS LLC



TOWN OF MECHANIC FALLS APPLICATION FOR SITE PLAN REVIEW

Minor

Major

Project Name: Superior Energy Solutions LLC

Fee \$75

Fee \$125

84 Pigeon Hill Rd.

pd
rcp, 075-1

Applicant Information:

1. Name of Applicant: Steve Brochu

Address: 195 White Oak Hill Rd Poland ME 04274

Phone: O - 207-576-0576 C - 207-274-4491

Email Address: steve@sesforme.com

2. Property Owner: Same

Address: _____

Phone: _____

3. Applicant's Agent: None

Address: _____

Phone: _____

4. Name and address of person to whom all correspondence regarding this application should be sent:

Steve Brochu

O - 207-576-0576 C - 207-274-4491

steve@sesforme.com

Steve Brochu
195 White Oak Hill Rd.
Poland, ME 04274

5. What legal interest does the application have in the property to be developed, (i.e. ownership, option, purchase and sales, contract, other)? Please attach evidence of interest.

Ownership

6. What interest does the applicant have in any abutting property, or any land within 500 feet of the proposed development?

None

14. Is any portion of the property within 250 feet of the high-water mark of any pond, river, stream or wetland? YES NO

15. Is any portion of the property shown within a Special Flood Hazard Area (SFHA) on the Flood Insurance Rate Maps (FIRM) for the Town of Mechanic Falls? YES NO

** If yes, attach a copy of FIRM panel with project location marked.

16. Is the proposed project located on a mapped sand and gravel aquifer? YES NO

17. State the estimate cost of each item listed below as it applies to the project as proposed in the application. Include estimates of costs of activities to minimize or prevent adverse effects on the surrounding environment during construction and/or operation of the project.

***Existing Building No Change Required

Legal	___ N/A ___	Water Supply	___ N/A ___
Sewage Disposal	___ N/A ___	Landscaping	___ N/A ___
Roads/Parking	___ N/A ___	Erosion	___ N/A ___
Storm Water	___ N/A ___	Other	___ N/A ___
Structures	___ N/A ___	TOTAL	___ N/A ___

** Attach a statement describing how you plan to finance the project. NOTE: the Planning Board may require the filing of a Performance Bond, the execution of a conditional agreement with the municipality by the applicant.

***Existing Building No Change Required

18. Gross floor area or area to be developed: _____

19. Percentage of lot to be covered by structures and parking: _____

20. Method of Infrastructure:

Water Supply ___ Well ___ Sewage Disposal ___ Private ___

**** If public water and/or sewer are to be used, submit a statement from the PUD as to the adequacy of public water and/or sewer lines.**

*****Existing Building No Change Required**

Fire Protection _____
Electricity _____
Solid Waste Disposal _____
Surface Water Drainage _____

Adequate provision shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, downstream water quality, soil erosion, or the public storm drainage system. On-site absorption of run-off water shall be utilized to minimize the discharge from the site.

Provide a map or sketch showing the existing and proposed locations of all utility lines, sewer lines, water lines, fire hydrants, easement drainage ways, and public or private rights of way.

*****Existing Building No Change Required**

21. Number of parking spaces required: _____ Number of parking spaces proposed: _____

*****Existing Building No Change Required**

22. Describe the proposed erosion and sedimentation control methods to be employed during the construction and maintenance of the proposed project (an erosion and sedimentation control plan approved by the Androscoggin County Soil Conservation Service is required.

_____ *****Existing Building No Change Required**

Other Information:

23. List any waivers being requested:

(The Planning Board may nullify or waive any of the above application requirements or performance standards when the Planning Board determines that because of the special circumstances of the site such application requirements or standards would not be applicable or would be an unnecessary

burden upon the applicant and not adversely affect the abutting owners and general health, safety and welfare of the town.)

_____ None _____

24. Proposed construction schedule:

_____ None _____

25. Does the project require approvals or licensing from State agencies or entities? (Such as the State Fire Marshall's Office, Department of Environmental Protection, Maine Department of Transportation, etc.)

YES

NO

If yes, attach copies of licenses or letters of approval.

26. Attach the following items to this application:

***Existing Building No Change Required

_____ A development plan drawn at scale of not less than one inch equals 50 feet, indicating the nature of the project.

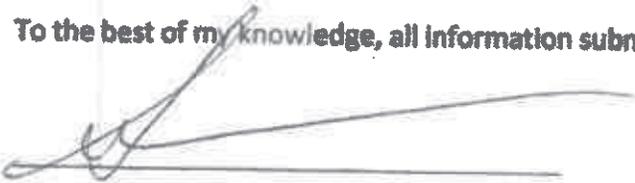
_____ A location map to show the relationship of the proposed development to the surrounding area. A topographic map showing contours at intervals of 5 feet elevation.

_____ A copy of any existing or proposed easements, restrictions and covenants.

_____ Existing soil condition as described by either a soils scientist, geologist, engineer, or S.C.S. Medium Intensity soil survey.

_____ If the site is NOT to be served by public sewer line, then an on-site soils investigation report by DHS Licensed Site Evaluator shall be provided.

To the best of my knowledge, all information submitted in the application is true and correct.



Signature of Applicant or Agent

___8/7/2020

Date

Name	Address						Lot	Map #
CARTER, DONALD R	57	WINTERBROOK ROAD	Maine	04256	Mechanic Falls	60-8	2	
WILLIAMS, JENNIFER L	49	Winter Brook Rd	Maine	04256	Mechanic Falls	60-9	2	
MCNULTY ENTERPRISES		WINTERBROOK ROAD	Maine	04256	Mechanic Falls	61-1	2	
MCNULTY ENTERPRISES	31	WINTERBROOK ROAD	Maine	04256	Mechanic Falls	61-2	2	
MCNULTY ENTERPRISES		WINTERBROOK ROAD	Maine	04256	Mechanic Falls	61-3	2	
POMERLEAU, TERRY	4	PIGEON HILL ROAD	Maine	04256	Mechanic Falls	63	2	
WORLDLINK, INC. OF MAINE	44	PIGEON HILL ROAD	Maine	04256	Mechanic Falls	61-4	2	
Superior Energy Solutions	48	PIGEON HILL ROAD	Maine	04256	Mechanic Falls	61-5	2	
MARCHESSEAU, JOHN P	56	PIGEON HILL ROAD	Maine	04256	Mechanic Falls	64	2	
MAY, TIFFANY M	64	PIGEON HILL ROAD	Maine	04256	Mechanic Falls	65	2	
KIMBALL, PHILBERT A	78	PIGEON HILL ROAD	Maine	04256	Mechanic Falls	60-1-1	2	
Not on list								
HALMOS, KENNETH H	69	PIGEON HILL ROAD	Maine	04256	Mechanic Falls	70	2	
MAJOR, FLORA A	57	PIGEON HILL ROAD	Maine	04256	Mechanic Falls	69	2	
LARRABEE, DEBRA L	51	PIGEON HILL ROAD	Maine	04256	Mechanic Falls	68	2	
HANNAFORD BROS CO.	145	Plesant Hill Rd	Maine	04074	Scarborough	66-1	2	
MECHANIC FALLS VENTURES LLC	5	PIGEON HILL ROAD	Maine	04256	Mechanic Falls	66-2	2	
MECHANIC FALLS VENTURES LLC	5	PIGEON HILL ROAD	Maine	04256	Mechanic Falls	66	2	
ESTATE OF DUNN, FLETCHER C		ABBOTT STREET	Maine	04256	Mechanic Falls	72	2	
<p>The CEO shall mail all abutting property owners and all property owners within 500 feet along the roadway (and others, if appropriate) notice of a pending application for project Development Review at least seven (7) days prior to the meeting. This notice must indicate the time, date, and</p>								

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

NOT OFFICIAL COPY DLN No. 1002040099463
MAINE SHORT FORM QUITCLAIM DEED
OFFICIAL OFFICIAL

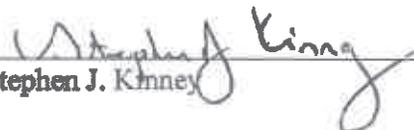
I, **STEPHEN J. KINNEY**, of Poland, Androscoggin County, Maine, for consideration paid, grant to **SES REALTY, LLC**, a Maine limited liability company, whose mailing address is 195 White Hill Road, Poland, Maine 04274, a certain lot or parcel of land, with any buildings thereon, situated in Mechanic Falls, County of Androscoggin, and State of Maine, being further described in the attached Exhibit A.

The 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 hereinabove described.

WITNESS my hand this 29th day of June, 2020.

MAINE REAL ESTATE
TRANSFER TAX PAID

Witness


Stephen J. Kinney

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS

Then personally appeared the above-named Stephen J. Kinney, known to me, this 29th day of June, 2020 and acknowledged before me the foregoing instrument to be his free act and deed.


Notary Public Attorney at Law
Name: WILLIAM SIBLEY
My commission expires: n/a

TITLE NOT SEARCHED BY THE PREPARER OF THIS DEED

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

EXHIBIT A

NOT
AN
OFFICIAL
COPY

A certain lot or parcel of land, with any buildings thereon, situated in the Town of Mechanic Falls, County of Androscoggin and State of Maine, bounded and described as follows:

Being Lot #5 on the Subdivision Plan of Mechanic Falls Business Park, prepared for DKW Realty Associates dated October 2, 1989, and recorded in the Androscoggin County Registry of Deeds in Plan Book 38, Page 146, consisting of 2.8 acres.

FOR SOURCE OF TITLE reference is made to a Warranty Deed from Cynthia A. Martin to Stephen J. Kinney dated June 29, 2018 and recorded in the Androscoggin County Registry of Deeds in Book 9875, Page 124.

O:\Androto\WPDOCS\FAY\WPDOCS\2018\0400\18-0489 Kinney to SES Realty QC.doc

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 05-14-2020

Employer Identification Number:
85-1043275

Form: SS-4

Number of this notice: CP 575 B

SES REALTY LLC
STEVE J BROCHU MBR
195 WHITE OAK HILL RD
POLAND, ME 04274

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 85-1043275. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2021

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

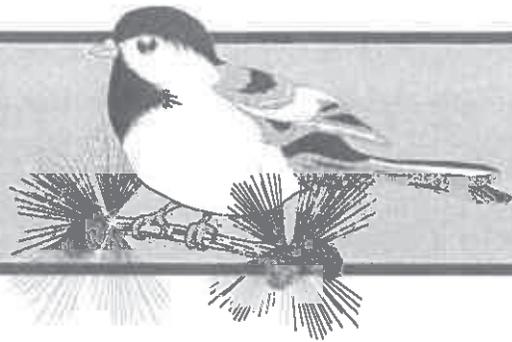
We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

Town of Mechanic Falls

108 Lewiston Street
Mechanic Falls, ME 04256
Phone: 345-2871 FAX: 345-9201
mechanicfalls.govoffice.com



August 07, 2020

Current Resident,

This letter is to inform you that there will be a meeting on Monday September 21, 2020 at 6:30pm in reference to an application for a Land Use Permit that may abut your property.

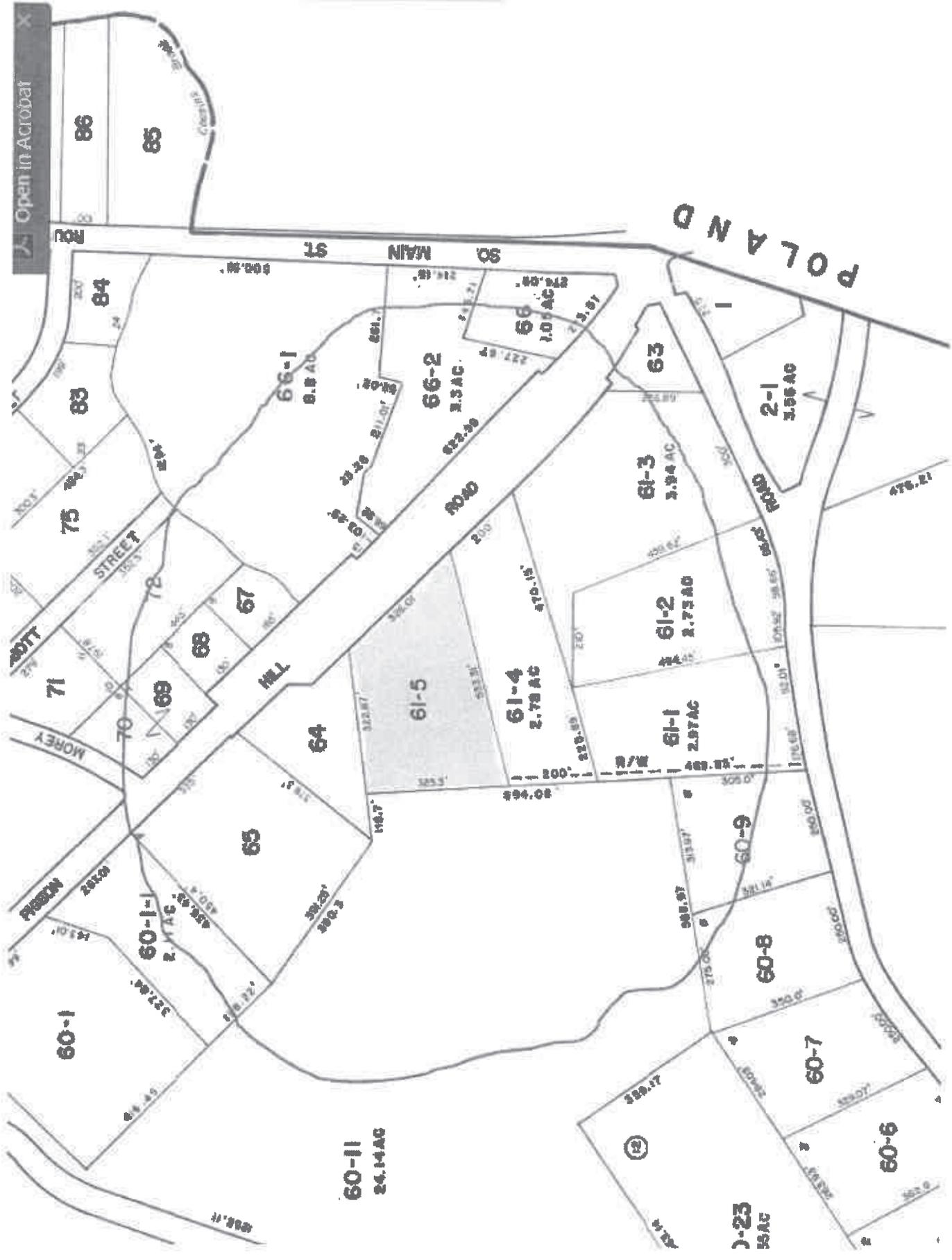
The meeting will be held at the town office at 108 Lewiston St. in Mechanic Falls.

If you have questions or comments before this meeting, please contact me at the town office.

Thank you.

Sincerely,

POLAND



BY 9/11

TOWN OF MECHANIC FALLS
APPLICATION FOR SITE PLAN REVIEW

Project Name: 420 PHARMA
ADULT USE SALES BUILDING

Minor Fee \$75 ¹⁰⁴⁵ _{reps#}
Major Fee \$125

Applicant Information:

1. Name of Applicant: ROBERT KLAR FOR 420 PHARMA
Address: PROJECT 360 PLEASANT ST MECHANIC FALLS
Phone: 207-740-5607
Email Address: RHKLAR@GMAIL.COM

2. Property Owner: ROBERT KLAR
Address: PROJECT 360 PLEASANT ST MECHANIC FALLS
Phone: 207-740-5607

3. Applicant's Agent: ROBERT KLAR
Address: 94 MARSTON HILL RD MENOT, ME 04258
Phone: 207-740-5607

4. Name and address of person to whom all correspondence regarding this application should be sent:
ROBERT KLAR
94 MARSTON HILL RD
MENOT, ME 04258

5. What legal interest does the application have in the property to be developed, (i.e. ownership, option, purchase and sales, contract, other)? Please attach evidence of interest.
OWNER

6. What interest does the applicant have in any abutting property, or any land within 500 feet of the proposed development?
NONE

13. Current use of property: MEDICAL MARIJUANA STORE AND GROW FACILITY

14. Is any portion of the property within 250 feet of the high-water mark of any pond, river, stream or wetland? YES NO

15. Is any portion of the property shown within a Special Flood Hazard Area (SFHA) on the Flood Insurance Rate Maps (FIRM) for the Town of Mechanic Falls? YES NO
HAS HAD AN ELEVATION SURVEY DONE
** If yes, attach a copy of FIRM panel with project location marked.

16. Is the proposed project located on a mapped sand and gravel aquifer? YES NO

17. State the estimate cost of each item listed below as it applies to the project as proposed in the application. Include estimates of costs of activities to minimize or prevent adverse effects on the surrounding environment during construction and/or operation of the project.

Legal	<u>N/A</u>	Water Supply	<u>N/A</u>
Sewage Disposal	<u>N/A</u>	Landscaping	<u>N/A</u>
Roads/Parking	<u>N/A</u>	Erosion	<u>N/A</u>
Storm Water	<u>N/A</u>	Other	<u>N/A</u>
Structures	<u>\$40,000</u>	TOTAL	<u>\$40,000</u>

** Attach a statement describing how you plan to finance the project. NOTE: the Planning Board may require the filing of a Performance Bond, the execution of a conditional agreement with the municipality by the applicant. PROJECT WILL BE PAID FOR FROM OPERATING INCOME.

18. Gross floor area or area to be developed: 336 S.F.

19. Percentage of lot to be covered by structures and parking: 9%

20. Method of Infrastructure:

Water Supply EXISTING WELL Sewage Disposal EXISTING SEPTIC

24. Proposed construction schedule:

START SPRING OF 2021 COMPLETE
APPROXIMATELY JULY 2021

25. Does the project require approvals or licensing from State agencies or entities? (Such as the State Fire Marshall's Office, Department of Environmental Protection, Maine Department of Transportation, etc.)

YES NO If yes, attach copies of licenses or letters of approval.

STATE LICENSING ~~PROCESS~~ IS IN PROCESS

26. Attach the following items to this application:

✓ A development plan drawn at scale of not less than one inch equals 50 feet, indicating the nature of the project.

✓ A location map to show the relationship of the proposed development to the surrounding area. A topographic map showing contours at intervals of 5 feet elevation.

NONE A copy of any existing or proposed easements, restrictions and covenants.

 Existing soil condition as described by either a soils scientist, geologist, engineer, or S.C.S. Medium Intensity soil survey.

 If the site is NOT to be served by public sewer line, then an on-site soils investigation report by DHS Licensed Site Evaluator shall be provided.

SOIL REVIEW DONE IN 2003 FOR SEPTIC DESIGN

To the best of my knowledge, all information submitted in the application is true and correct.

AK - ROBERT KLAN
PRESIDENT
Signature of Applicant or Agent

8/28/2020
Date



JANET T. MILLS
GOVERNOR

STATE OF MAINE
OFFICE OF MARIJUANA POLICY
162 STATE HOUSE STATION
19 UNION STREET
FIRST FLOOR
AUGUSTA, MAINE 04333-0162

ADMINISTRATIVE & FINANCIAL SERVICES

KIRSTEN LC FIGUEROA
COMMISSIONER

OFFICE OF MARIJUANA POLICY

ERIK GUNDERSEN
DIRECTOR

ROBERT HAROLD KLAR
94 MARSTON HILL RD
MINOT, ME 04258-4211

August 24, 2020

Dear ROBERT HAROLD KLAR

Enclosed please find your Individual Identification Card (IIC). This card authorizes participation in the Maine Adult Use of Marijuana Program, Office of Marijuana Policy (OMP), allowing cultivation, manufacturing, testing and/or sales of marijuana or marijuana products in a licensed Adult Use Marijuana Facility. The IIC issued by OMP must be displayed by any person working in or for a licensed adult use marijuana establishment. To remain valid, all IICs must be in good condition, with all original markings and information clearly legible. The holder of an IIC must notify the Department immediately if the IIC is lost, stolen, or damaged.

It is the responsibility of the cardholder to review, understand and follow Maine's Adult Use Marijuana statute and rule. This information can be accessed on the OMP website: www.maine.gov/dafs/omp/.

Please note that your IIC is valid for one year from the date of issue. All IICs remain the property of OMP and must be immediately returned to OMP upon demand of the Office.

In order to ensure receipt of up-to-date communications from OMP, please notify the Office immediately if any of your contact information changes.

Note that OMP's issuance of an IIC does not constitute OMP's approval of a cardholder's status as a principal in a prospective adult use marijuana establishment. For more information, refer to Adult Use Marijuana Program Rule, Sections 2.3.1 and 2.7.2.

Please contact OMP at (207) 287-3282 or by email at licensing.omp@maine.gov with questions.

Sincerely,

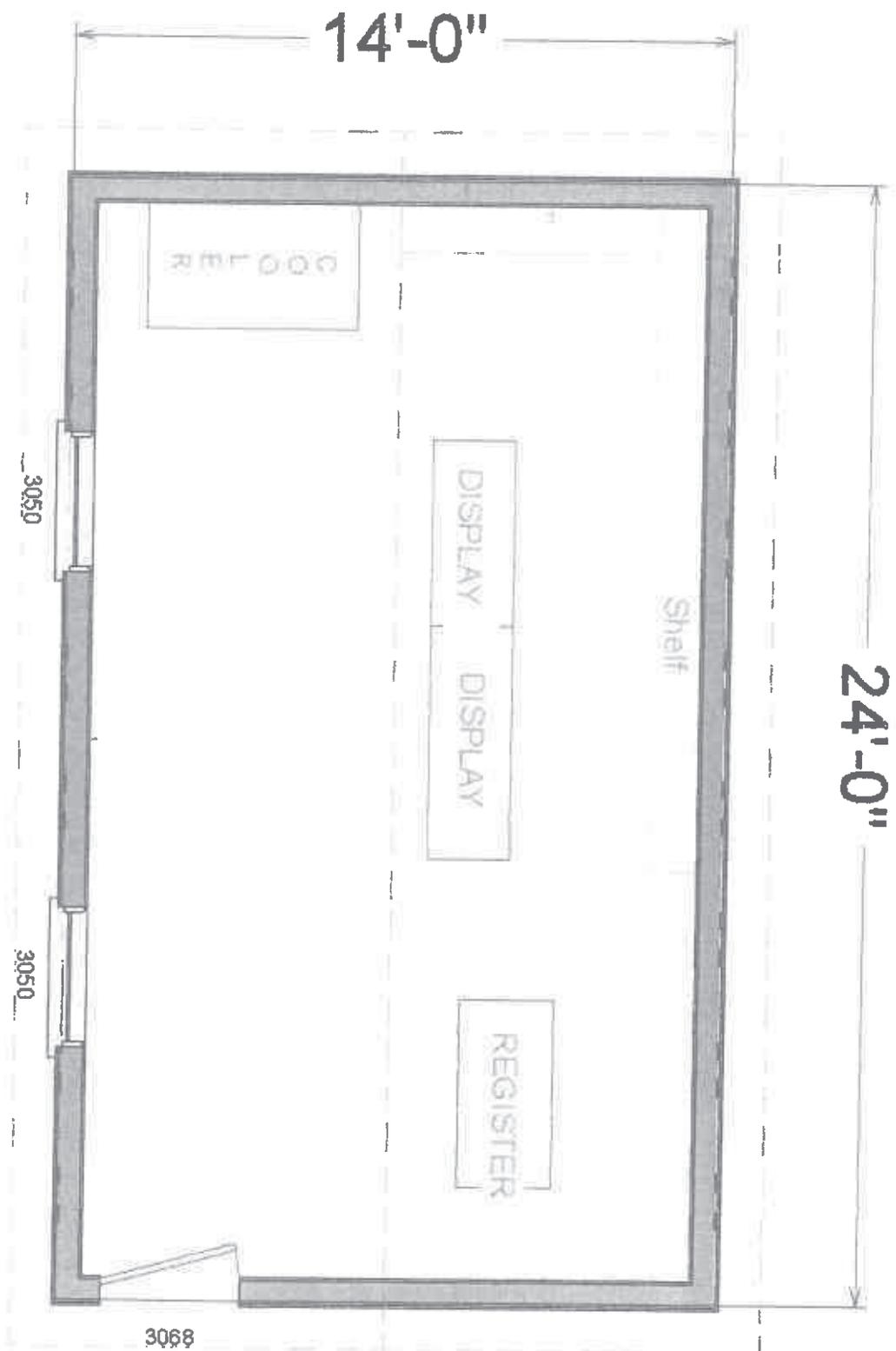
Tracy Jacques, Esq.
Director of Licensing
Office of Marijuana Policy

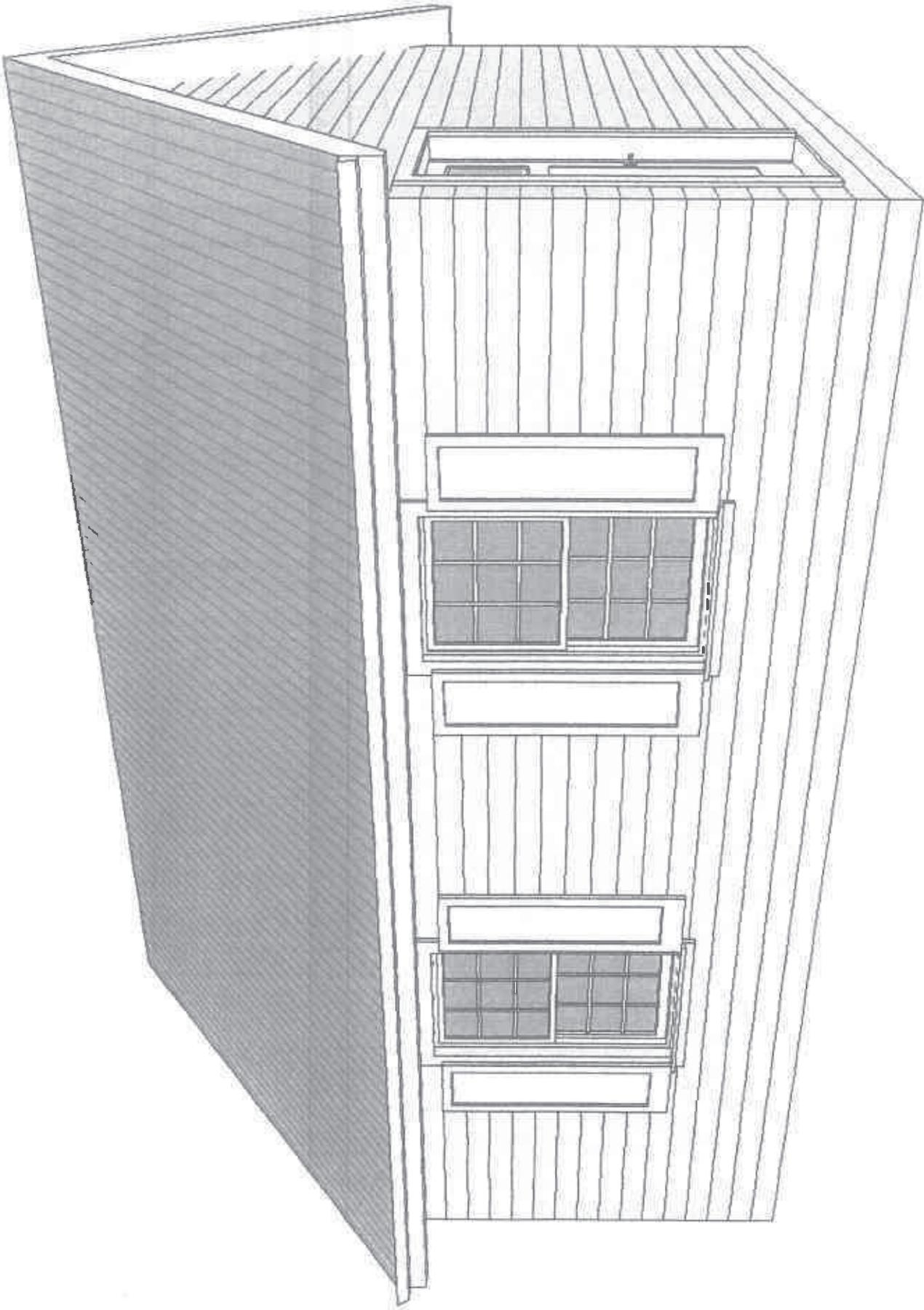


OFFICE OF MARIJUANA POLICY
Maine Adult Use Marijuana Program

Individual ID Card
ID #: MC1499
ROBERT HAROLD KLAR
DOB: 11/10/1959
Date Issued: 08/24/2020
Expiration Date: 08/23/2021







Adult use Building cost est

• Shell materials Hammond	\$11,000
• Spray foam 6 surfaces 2" \$1.5/sf, x 1,500 sf	\$2,500
• Fiberglass insulation \$.30 plus labor	\$1,200
• Loose fill attic	\$700
• Sheetrock and tape \$1.5sf	\$1,800
• Paint and trim materials	\$1,000
• Vinyl floor allowance	\$2,400
• Ext frame and complete 32 days, 256 hrs @ \$30	\$7,680
• Support frame materials	\$2,000
• Electrical labor and materials	\$4,500
• Minisplit heat and cool	<u>\$4,500</u>
<u>Estimated total</u>	<u>\$39,280</u>



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT We, Robert E. Marchand;
P.O. Box 1373, Glastonbury, CT 06033;

Theodore G. Marchand; and
P.O. Box 5865 Rochester, MN 55903

Barry J. Marchand
P.O. Box 6641, Scarborough, ME 04070

for consideration paid

grant to Robert H. Klar
97 Lewiston Street, Mechanic Falls, Maine 04256

with WARRANTY COVENANTS,
the land in the Town of Mechanic Falls, County of Androscoggin and State of Maine.

A certain lot or parcel of land situated on the southerly side of Route 121 in the Town of Mechanic Falls, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at an iron pin on the southwesterly limit of Route 121 (as shown in D.O.T. File No. 1-167), said pin marking the southeasterly corner of a parcel of land now or formerly of Roger R. Millett as described in Book 4523, Page 305;

Thence South 12° 11' 52" East along the southwesterly limit of Route 121 a distance of 532.10 feet to an angle point;

Thence South 27° 56' 52" East along the southwesterly limit of Route 121 a distance of 127.90 feet to an iron pin at the corner of a parcel of land now or formerly of Christopher and Chantelle Withee as described in Book 4848, Page 277;

Thence South 63° 18' 00" West along the line of land of said Christopher and Chantelle Withee a distance of 102.00 feet to an iron pin;

Thence North 38° 53' 11" West along the line of land of said Christopher and Chantelle Withee a distance of 596.00 feet to an iron pin at the line of land of Roger Millett;

Thence North 53° 43' 27" East along the line of land of said Roger Millett a distance of 363.34 feet to the point of beginning. Containing 3.0239 acres.

Being precisely the same premises as described in a Warranty Deed from Berry J. Marchand to Robert E. Marchand, Theodore G. Marchand and Barry J. Marchand, dated March 8, 1999 and recorded in the Androscoggin County Registry of Deeds in Book 4356, Page 302.

Reference is also made to Mechanic Falls Tax Map 9, Lot 22.1.

MAINE REAL ESTATE
TRANSFER TAX PAID

Warranty Deed from Robert, Theodore & Barry Marchand
to Robert H. Klar

WITNESS our hands this 3 day of October, 2002.

Dorothy F. Fox
witness Dorothy F. Fox

witness

witness

15 m
Robert E. Marchand
Theodore G. Marchand
Barry Marchand
Robert E. Marchand
Theodore G. Marchand
Barry Marchand

Connecticut
STATE OF ~~MAINE~~
County: Hartford

Sept. 30, 2002

Personally appeared the above named Robert E. Marchand and acknowledged the foregoing to be his free act and deed.

Before me, Dorothy F. Fox
Notary Public

Printed Name: Dorothy F. Fox

My Commission Exp. May 31, 2003



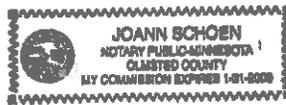
STATE OF MINNESOTA
County: CLMSTED

September 27, 2002

Personally appeared the above named Theodore G. Marchand and acknowledged the foregoing to be his free act and deed.

Before me, JoAnn Schoen
Notary Public

Printed Name: JoAnn Schoen



STATE OF MAINE
County: Cumberland

October 1, 2002

Personally appeared the above named Barry I. Marchand and acknowledged the foregoing to be his free act and deed.

Before me, Marcia Foster McGinnis
Notary Public

Printed Name: Marcia Foster McGinnis



MARCIA FOSTER MCGINNIS
Notary Public, Maine
My Commission Expires November 10, 2005



1" = 50'
 300 PERSHWIT ST MECHANICAL FRUITS
 RSLHR
 1/2017

**TOWN OF MECHANIC FALLS
APPLICATION FOR SITE PLAN REVIEW**

Project Name: 44 Pigeon Hill Retail Store Fee \$75 Minor Fee \$125 Major

Applicant Information:

1. Name of Applicant: 44 Pigeon Hill LLC
Address: 44 Pigeon Hill Rd Mechanic Falls, ME
Phone: 207-608-5983
Email Address: skierx19@gmail.com

2. Property Owner: World Link Inc of Maine
Address: 35 Pleasant View Drive Naples, ME 04055
Phone: 207-632-1822

3. Applicant's Agent: Alan Shepard
Address: 93 Main St. Kennebunk, ME
Phone: 207-985-2291

4. Name and address of person to whom all correspondence regarding this application should be sent:
Alan Shepard
93 Main St. Kennebunk, ME 04043

5. What legal interest does the application have in the property to be developed, (i.e. ownership, option, purchase and sales, contract, other)? Please attach evidence of interest.
Lease Attached

6. What interest does the applicant have in any abutting property, or any land within 500 feet of the proposed development?

None

7. List below the names and mailing addresses of abutting property owners, including those across a road or street, from the proposed project. (Attach additional pages if necessary)

See Attached Document

8. Attach evidence of notification (Copies of letters sent Certified Mail with Return Receipt Requested) to property owners within 500 feet of abutting property lines.

Property/Project Information:

9. Nature of project. Please describe the nature of the proposed project including total floor area, type of materials/products to be handled, hours of operation, and other information to familiarize the Board with your application. (Attach additional pages if necessary)

The project is the development of a 4500 square foot retail cannabis storefront. We will be handling different strains of cannabis and associated products including but not limited too; edibles, tinctures, concentrates, medicated creams. Our hours of operation will be from 7a.m. – 9p.m.

10. Location of Property: (Attach a copy of the Mechanic Falls Tax Map showing property location)

Town of Mechanic Falls	Map	2
	Lot	61-4
Registry of Deeds	Book	9507
	Page	174

11. Provide a perimeter survey of the parcel made and certified by a registered land surveyor relating to the reference points, show true North point, corners of parcel, date of survey and total acreage. Areas within 200 feet of proposed development site shall be included.
12. Amount of acreage currently developed: 2.78
13. Current use of property: Storage Facility
14. Is any portion of the property within 250 feet of the high-water mark of any pond, river, stream or wetland? Yes, *see attached documents.*
15. Is any portion of the property shown within a Special Flood Hazard Area (SFHA) on the Flood Insurance Rate Maps (FIRM) for the Town of Mechanic Falls? No

**** If yes, attach a copy of FIRM panel with project location marked.**

16. Is the proposed project located on a mapped sand and gravel aquifer? Borders are touching but not overlapping.

17. State the estimate cost of each item listed below as it applies to the project as proposed in the application. Include estimates of costs of activities to minimize or prevent adverse effects on the surrounding environment during construction and/or operation of the project.

Legal	2000	Water Supply	0
Sewage Disposal	0	Landscaping	5000
Roads/Parking	5000	Erosion	0
Storm Water	0	Other	
Structures	20000	TOTAL	32000

**** Attach a statement describing how you plan to finance the project. NOTE: the Planning Board may require the filing of a Performance Bond, the execution of a conditional agreement with the municipality by the applicant.**

18. Gross floor area or area to be developed: 4500 square feet

19. Percentage of lot to be covered by structures and parking: 15%

20. Method of Infrastructure:

Water Supply: Town

Sewage Disposal: Engineered subsurface wastewater disposal

**** If public water and/or sewer are to be used, submit a statement from the PUD as to the adequacy of public water and/or sewer lines.**

Fire Protection **Mechanic Falls fire department contact Fred said, no added protection should be needed. We are in contact with Maine state fire marshal for approval, delayed due to Covid-19.**

Electricity

Keeley Electric

Solid Waste Disposal

Casella

Surface Water Drainage

Existing approved drainage system

Adequate provision shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, downstream water quality, soil erosion, or the public storm drainage system. On-site absorption of run-off water shall be utilized to minimize the discharge from the site.

Provide a map or sketch showing the existing and proposed locations of all utility lines, sewer lines, water lines, fire hydrants, easement drainage ways, and public or private rights of way.

21. Number of parking spaces required: 35 Number of parking spaces proposed: 35

22. Describe the proposed erosion and sedimentation control methods to be employed during the construction and maintenance of the proposed project (an erosion and sedimentation control plan approved by the Androscoggin County Soil Conservation Service is required.

Engineer approved, *see attached documents*.

Other Information:

23. List any waivers being requested:

(The Planning Board may nullify or waive any of the above application requirements or performance standards when the Planning Board determines that because of the special circumstances of the site such application requirements or standards would not be applicable or would be an unnecessary burden upon the applicant and not adversely affect the abutting owners and general health, safety and welfare of the town.)

Upon approval, current storage facility will be shut down before the retail store opens.

24. Proposed construction schedule:

As soon as possible, pending town approval.

25. Does the project require approvals or licensing from State agencies or entities? (Such as the State Fire Marshall's Office, Department of Environmental Protection, Maine Department of Transportation, etc.)

Yes, *see attached documents*.

26. Attach the following items to this application:

A development plan drawn at scale of not less than one inch equals 50 feet, indicating the nature of the project.

A location map to show the relationship of the proposed development to the surrounding area.
A topographic map showing contours at intervals of 5 feet elevation.

A copy of any existing or proposed easements, restrictions and covenants.

Existing soil condition as described by either a soils scientist, geologist, engineer, or S.C.S.
Medium Intensity soil survey.

If the site is NOT to be served by public sewer line, then an on-site soils investigation report by DHS Licensed Site Evaluator shall be provided.

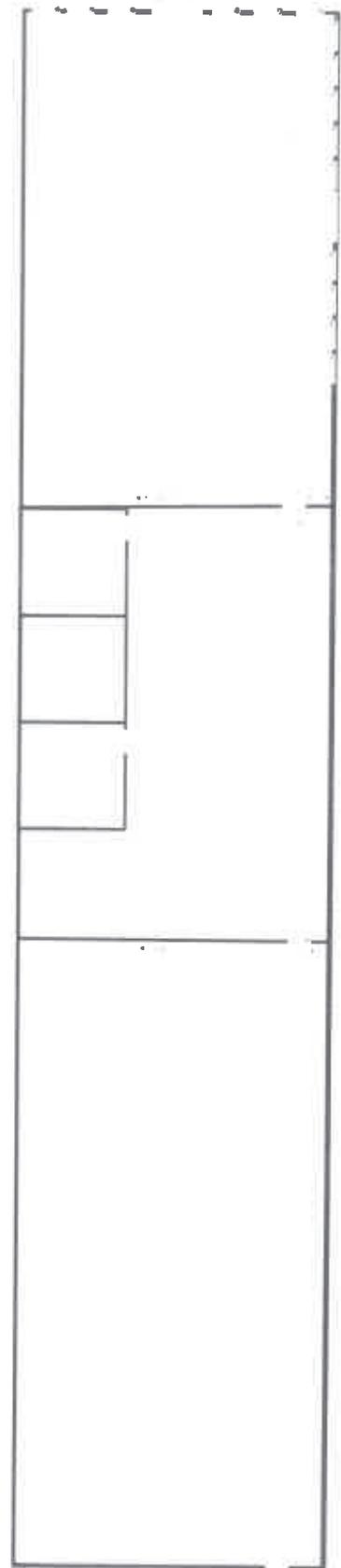
To the best of my knowledge, all information submitted in the application is true and correct.

IM

Signature of Applicant or Agent

9/15/20

Date



Map 002	Lot 067	Larabee, Debra L	P.O. Box 53 Poland, ME 04274
Map 002	Lot 072	Landmark Investments LLC	314 Center Street Auburn, ME 04210
Map 002	Lot 066-1	Hannaford Bros Co	P.O. Box 6500 Carlisle, PA 17013
Map 002	Lot 066-2	Mechanic Falls Ventures LLC	Co Commercial Properties MGMT P.O. Box 66749 Falmouth, ME 04105
Map 002	Lot 066	Mechanic Falls Ventures LLC	Co Commercial Properties MGMT P.O. Box 66749 Falmouth, ME 04105
Map 002	Lot 063	Terry Pomerleau	P.O. Box 12 Poland, ME 04291
Map 002	Lot 061-3	McNulty Enterprises	824 Roosevelt Trail #263 Windham, ME 04062
Map 002	Lot 061-2	McNulty Enterprises	824 Roosevelt Trail #263 Windham, ME 04062
Map 002	Lot 061-1	McNulty Enterprises	824 Roosevelt Trail #263 Windham, ME 04062
Map 002	Lot 060-9	Williams, Jennifer L	49 Winterbrook Rd Mechanic Falls, ME 04256
Map 002	Lot 060-8	Carter, Donald R	57 Winterbrook Rd Mechanic Falls, ME 04256
Map 002	Lot 060-11	Kimball, Christopher	37 Sherris Way Mechanic Falls, ME 04256
Map 002	Lot 060- 5	Kinney, Stephen	P.O. Box 480 Poland, ME 04274
Map 002	Lot 064	Marchesseault, John P	1299 Woodman Hill Rd Minot, ME 04258
Map 002	Lot 065	May, Tiffany	64 Pigeon Hill Rd Mechanic Falls, ME 04256

Invoice

2299

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. of Environmental Health, 11 S.M.S.
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation: Mechanic Falls
Street or Road: 44 Pickett Hill Rd.
Subdivision, Lot #: (SITE B)

Town/City: Mechanic Falls Permit # 056
Date Permit Issued: 11/6/19 Fee: \$ 265 Double Fee Charged:
Fred Green LPI # 799
Local Plumbing Inspector Signature

OWNER/APPLICANT INFORMATION

Name (last, first, MI): GARCIA, CHRIS Owner Applicant
Mailing Address of Owner/Applicant: P.O. Box 175
NAAPLES, FL 34105
Daytime Tel. #: 632-1822

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 2 Lot # 1014

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: 11-6-19

CAUTION: INSPECTION REQUIRED

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

Signature of Local Plumbing Inspector: [Signature] Date: 11-6-19
[Signature] Date: 11-13-19

PERMIT INFORMATION

TYPE OF APPLICATION <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: Year installed: <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES: <input checked="" 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	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & silt toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <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: <input type="checkbox"/> 12. Miscellaneous Components
SIZE OF PROPERTY <u>2075</u> <input type="checkbox"/> SQ. FT. <input type="checkbox"/> ACRES SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DISPOSAL SYSTEM TO SERVE <input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input checked="" type="checkbox"/> 3. Other: <u>STORAGE BLDG, 12 WORKERS</u> (specify) _____ Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY <input checked="" type="checkbox"/> 1. Drilled 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 <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>7000</u> GAL	DISPOSAL FIELD TYPE & SIZE <input checked="" type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> 4. Other: _____ SIZE: <u>400</u> sq. ft.	GARBAGE DISPOSAL UNIT <input checked="" 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	DESIGN FLOW <u>153,940</u> gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input checked="" type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities: <u>12 WORKERS x 12 GPD = 144 GPD</u> <input type="checkbox"/> 3. Section 4B (meter readings) ATTACH WATER METER DATA
SOIL DATA & DESIGN CLASS PROFILE CONDITION: <u>S1B</u> at Observation Hole # <u>182</u> Depth: <u>740</u> of Most Limiting Soil Factor:	DISPOSAL FIELD SIZING <input checked="" type="checkbox"/> 1. Medium—2.6 sq. ft. / gpd <input type="checkbox"/> 2. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large—5.0 sq. ft. / gpd	EFFLUENT/JECTOR PUMP <input checked="" type="checkbox"/> Not Required <input type="checkbox"/> May Be Required <input type="checkbox"/> Required Specify only for engineered systems: DOSE: _____ gallons	LATITUDE AND LONGITUDE at center of disposal area Lat. <u>44</u> d <u>43</u> m <u>46</u> s Lon. <u>70</u> d <u>25</u> m <u>43</u> s If g.p.s. state margin of error

SITE EVALUATOR STATEMENT

I certify that on 1/28/19 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Signature: James G. Hurd
Site Evaluator Name Printed: JAMES G. HURD

SE #: 7107
Telephone Number: 892-9494

Date: APR 18, 2019

E-mail Address

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

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Public Services
Division of Health Engineering
6071 287-5672 FAX 6071 287-4572

Town, City Plantation

Street/Road Subdivision

Owner's Name

EXTD

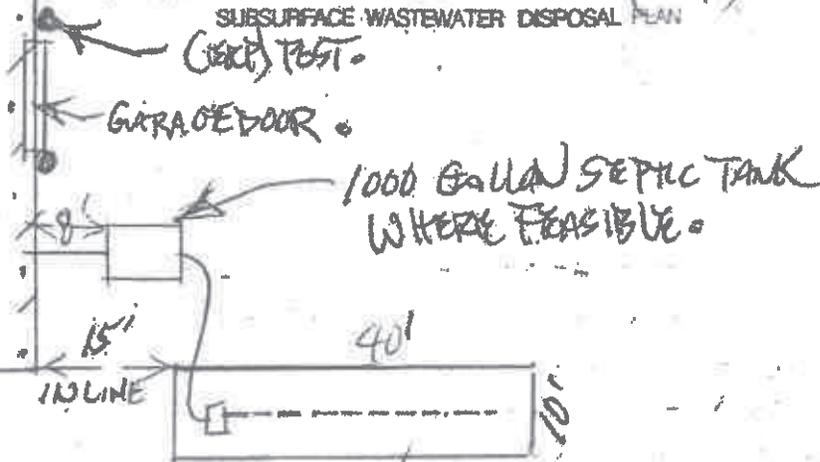
44 PIGEON HILL (S078.9)

GARCIA, CHAS

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20' FT.

STORAGE BUILDING



PROPOSED BED

NOTES GRADE AT TEST
PTI - 54"

FILL REQUIREMENTS

Depth of Fill (upside)
Depth of Fill (downslope)

0"
0"

CONSTRUCTION ELEVATIONS

Finished Grade Elevation
Top of Distribution Pipe or Proprietary Device
Bottom of Disposal Area

EXIST. -54"
-72"
-84"

ELEVATION REFERENCE POINT

Location & Description
Reference Elevation

TOP OF TEST DUCK AT 00"
IN GROUND BY GARAGE

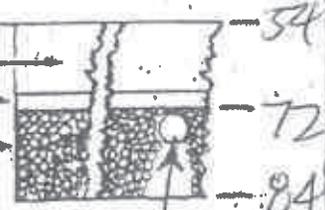
DISPOSAL AREA CROSS SECTION



SCALE:
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 10'

6" GRAVELLY COARSE SAND BLEND 4" INTO SOIL

CLEAN FILL HAY (2" layer)
CLEAN STONE 1 1/2" dia.



4" DIA. P.V.C. PERFORATED (HOLES DOWN)

BED DETAIL (no scale)

James H. Mancini
Site Evaluator Signature

247
SE #

NOV 18, 2019
Date



TEMP. BENCH MARK
NAIL IN 2x4 CLARK
ELEV. 118.45

Utility

MARTIN'S COUNTRY HOMES, INC.
N.E.
P.O. BOX 348
MECHANIC FALLS, ME
TAX MAP 2, LOT 615

LOT 5

4' LOAM BED + MULCH
ALL DISTURBED AREAS

PROPOSED 12' GRAVEL ACCESS
TO HOOT TYPE C 3 TYPE A

HAYBALE BARRIER
N DITCH (TYPE F)

STORAGE BUILDING
(101' x 30') FIN. FL. + 1017B

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(101' x 30') FIN. FL. + 1017B

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(101' x 30') FIN. FL. + 1017B

STORAGE BUILDING
(101' x 30') FIN. FL. + 1017B

HAYBALE BARRIER
N DITCH (TYPE F)

PROPOSED 12' GRAVEL ACCESS
TO HOOT TYPE C 3 TYPE A

4' LOAM BED + MULCH
ALL DISTURBED AREAS

OTHER LAND OF
MANULTY ENTERPRISES
31 WINTERBROOK ROAD
MECHANIC FALLS, ME
TAX MAP 2, LOT 611

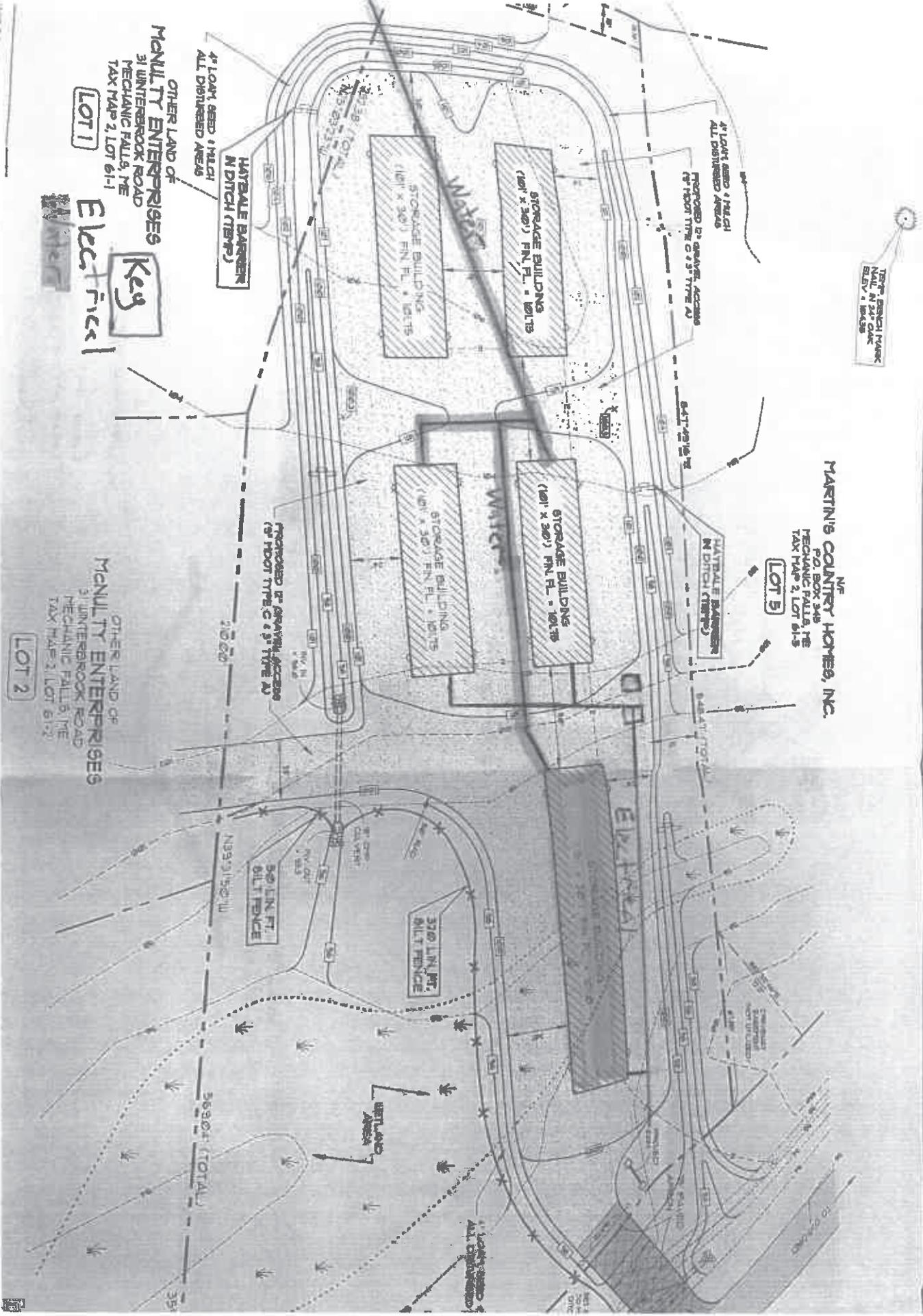
LOT 1

Elect Fick

Key

OTHER LAND OF
MANULTY ENTERPRISES
31 WINTERBROOK ROAD
MECHANIC FALLS, ME
TAX MAP 2, LOT 612

LOT 2



5 YEAR COMMERCIAL LEASE AGREEMENT

THIS LEASE (this "Lease") dated this 1ST day of AUGUST, 2019.

BETWEEN:

Worldlink Inc. of Maine of Po Box 175, Naples Maine 04055
Telephone: (207) 632-1822 Fax: _____
(the "Landlord")

OF THE FIRST PART

- AND -

Tyler Monaham of _____



(the "Tenant")

OF THE SECOND PART

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree as follows: 6000 sq. ft.

Basic Terms

1. The following basic terms are hereby approved by the Parties and each reference in this Lease to any of the basic terms will be construed to include the provisions set forth below as well as all of the additional terms and conditions of the applicable sections of this Lease where such basic terms are more fully set forth:
 - a. Landlord: Worldlink Inc. of Maine
 - b. Address of Worldlink Inc. of Maine: Po Box 175, Naples Maine 04055 (207) 632-1822
 - c. Tenant: Tyler Monaham
 - d. Address of Tyler Monaham: _____
 - e. Commencement Date of Lease: _____
 - f. Base Rent: \$4,500.00, payable per month

- 102. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be Additional Rent and will be recoverable by the Landlord as rental arrears.
- 103. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
- 104. The Tenant will be charged an additional amount of \$25.00 for each N.S.F. check or check returned by the Tenant's financial institution.
- 105. All schedules to this Lease are incorporated into and form an integral part of this Lease.
- 106. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
- 107. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.
- 108. Time is of the essence in this Lease.
- 109. This Lease will constitute the entire agreement between the Landlord and the Tenant. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party to this Lease except to the extent incorporated in this Lease. In particular, no warranties of the Landlord not expressed in this Lease are to be implied.
- 110. Nothing contained in this Lease is intended by the Parties to create a relationship of principal and agent, partnership, nor joint venture. The Parties intend only to create a relationship of landlord and tenant.

IN WITNESS WHEREOF the Parties to this Lease have duly affixed their signatures under hand and seal, or by a duly authorized officer under seal, on this 27 day of April, 2019

Worldlink Inc. of Maine (Landlord)

Per: _____ (SEAL)

Tyler Monahan
Tyler Monahan (Tenant)

[Signature]
(Witness)
[Signature]
(Witness)