

WHISPERING ACRES

454 Buttermilk Road

Lamoine

\$545,000



*Distinctive properties.
Legendary service.*



Convenient location, park-like setting, 1-floor living.

- 4.43+/- acres of mature plantings and towering white pines;
- One level living with 2-3 bedrooms, 2 bathrooms, full basement;
- 3-season screened sun room, new deck & barn;
- Primary bedroom with propane stove, built ins, door to deck;
- Close to Ellsworth, ANP and all the attractions of Downeast Maine.

For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662
207.276.3322

info@KnowlesCo.com
www.KnowlesCo.com

The Knowles Company represents both sellers and buyers, and practices an Appointed Agency Policy. We have a fiduciary responsibility to disclose to our client all information material to the sale of this property acquired from any source.

WHISPERING ACRES

454 Buttermilk Road

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Fireplace



Primary Bed



Sunroom



Barn

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Public Detail Report
Seasonal: No

MLS #: 1571218
Status: Active
Directions: Rt. 3, turn at the 'Cheese House' on to Rt. 204 (Jordan River Road). Take first left (after golf course) onto Buttermilk Road. #454 is the first driveway on the right.

County: Hancock
Property Type: Residential

List Price: \$545,000
Original List Price: \$650,000



454 Buttermilk Road
Lamoine, ME
04605-4203

List Price: \$545,000
MLS#: 1571218



General Information

Sub-Type: Single Family Residence	Year Built: 1996	Rooms: 6	Sqft Fin Abv Grd+/-: 1,216
Style: Bungalow	Fireplaces Total: 1	Beds: 2	Sqft Fin Blw Grd+/-: 0
Color: Natural		Baths: 2/0	Sqft Fin Total+/-: 1,216
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Road Frontage +/-: 178.13
Lot Size Acres +/-: 4.43	Water Views: No	Source of Rd Front: Survey
Source of Acreage: Survey		Zoning: Residential
Surveyed: Yes		Zoning Overlay: No
		Bank Owned REO: No

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 2	Half Baths Lvl 1: 0	
Full Baths Lvl 2: 0	Half Baths Lvl 2: 0	
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	

Appliances: Dishwasher; Dryer; Electric Range; Refrigerator; Washer; Other Appliances: Generator

Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Bedroom 1			First	Balcony/Deck,Built-Ins,Closet,Full Bath,Heat Stove	Sunroom			First	Three-Season
Bedroom 2			First	Closet					
Bedroom 3			First						
Kitchen			First						
Living Room			First	Informal,Wood Burning Fireplace					

Property Features

Site: Level; Open; Well Landscaped; Wooded	2 Dtchd Houses on 1 Lot: No
Driveway: Paved	Construction: Wood Frame
Parking: 5 - 10 Spaces; On Site; Paved	Basement Info: Full; Unfinished
Location: Near Town; Rural	Foundation Materials: Poured Concrete
Restrictions: No Restrictions	Exterior: Wood Siding
Roads: Public	Roof: Composition; Shingle
Transportation: Near Airport	Heat System: Baseboard; Space Heater; Stove
Electric: Circuit Breakers; Generator Hookup	Heat Fuel: Electric; Gas Bottled; Wood
Gas: Bottled	Water Heater: Electric
Sewer: Private Sewer; Septic Existing on Site	Cooling: None
Water: Private; Well Existing on Site	Floors: Carpet; Tile; Wood
Equipment:Central Vacuum; Generator; Internet Access Available	Other Structures: Barn; Out Building; Shed
Basement Entry: Interior	Veh. Storage: 1 Car; Attached; Auto Door Opener; Direct Entry to Living; Other Vehicle Storage; Storage Above
	Garage: Yes
	Garage Spaces: 1
	Amenities: 1st Floor Bedroom; 1st Floor Primary Bedroom w/Bath; Bathtub; Laundry - 1st Floor; One-Floor Living; Other Amenities; Primary Bedroom w/ Bath; Shower
	Patio and Porch Features: Deck; Glassed-in Porch; Patio; Porch
	View: Scenic
	Energy Efficiency: Ceiling Fans

Tax/Deed Information

Book/Page/Deed: 4507/217/All
Deed/Conveyance Type Quit Claim w/
Offered: Covenant
Deed Restrictions: Unknown

Map/Block/Lot: 6//12-3
Tax ID: LAMO-000006-000000-000012-000003

Remarks

Remarks: "Whispering Acres" offers peace and tranquility at the end (or any time) of the day. The 4.43+/- acres include wide lawns, towering white pines, excellent landscaping and tranquil spaces. Conveniently situated close to Ellsworth, MDI & Acadia NP and all the attractions of Downeast Maine. The property is 1-level living at its best: open living area with well appointed kitchen, dining area, large living room with a huge granite fireplace as the focal point. Primary bedroom suite off which is a study/library leading to a 3rd bedroom/craft room - use it how you will. Then comes the newly added 3-season sun-room. Every home should have one! A 2nd bedroom is off the main area. A newer deck allows for more outside space: breakfast, lunch or dinner or anything in between. A good congregational or entertaining spot. Notice the grill pit on the lawn. The owner also added a barn with space above accessed by an exterior staircase. All is needs is your imagination.

LO: The Knowles Company

Listing provided courtesy of:

The Knowles Company
One Summit Road
Northeast Harbor, ME 04662
207-276-3322

info@knowlesco.com

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MAINE
Listings



PROPERTY LOCATED AT: 454 Buttermilk Road, Lamoine, ME 04605**PROPERTY DISCLOSURE**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**SECTION I – WATER SUPPLY**

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
 (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown

Quantity: ☐ Yes ☒ No ☐ Unknown

Quality: ☐ Yes ☐ No ☒ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☒ Yes ☐ No

If Yes, Date of most recent test: Unknown Are test results available? .. ☐ Yes ☒ No

To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☒ No

If Yes, are test results available? ☐ Yes ☒ No

What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Rear left of the house

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: 2

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: None

Source of Section I information: Seller

Buyer Initials _____

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Seller Initials DS KSPE/MS

PROPERTY LOCATED AT: 454 Buttermilk Road, Lamoine, ME 04605**SECTION II — WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~~~Have you had the sewer line inspected?..... ☐ Yes ☐ No~~~~If Yes, what results: _____~~~~Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No~~~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____Tank Type: ☐ Concrete ☐ Metal ☒ Unknown ☐ Other: _____Location: Front right of the house OR ☐ UnknownDate installed: 1995 Date last pumped: Unknown Name of pumping company: UnknownHave you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: Unknown Name of company servicing tank: UnknownLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: Left front of the houseDate of installation of leach field: Unknown Installed by: UnknownDate of last servicing of leach field: Unknown Company servicing leach field: UnknownHave you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☐ Yes ☒ No ☐ UnknownComments: Concrete chamber system: HHE-200, 6/22/1995 indicates 2-bedroom system.Source of Section II information: Town and seller

Buyer Initials _____

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Seller Initials

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KSPPCMS

PROPERTY LOCATED AT: 454 Buttermilk Road, Lamoine, ME 04605**SECTION III – HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Electric	Woodstove	Fireplace	Propane Stove
Age of system(s) or source(s)	c.1996	Unknown	c.1996	Unknown
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	_____	Unknown	Unknown	Unknown
Date of most recent service call	_____	_____	08/23/2023	_____
Malfunctions per system(s) or source(s) within past 2 years	_____	_____	_____	_____
Other pertinent information	_____	In basement. Not used	In living room	Primary bedroom

Are there fuel supply lines? ☐ Yes ☒ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☒ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☐ No ☒ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: 8/23/23Direct/Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☒ Unknown

If Yes, date: _____

Comments: Chimney not used (FP, or wood stove). Unknown number of flues.Source of Section III information: Seller, POA**SECTION IV – HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ UnknownIf Yes, are tanks in current use? ☐ Yes ☐ No ☒ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☒ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☒ UnknownAge of tank(s): No known tanks Size of tank(s): _____

Location: _____

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Seller Initials

US
KSPFCMS

PROPERTY LOCATED AT: **454 Buttermilk Road, Lamoine, ME 04605**

What materials are, or were, stored in the tank(s)? _____

Have you experienced any problems such as leakage: ☐ Yes ☒ No ☐ UnknownComments: **No known hazardous materials**Source of information: **Seller****B. ASBESTOS** — Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☒ UnknownIn the ceilings? ☐ Yes ☐ No ☒ UnknownIn the siding? ☐ Yes ☐ No ☒ UnknownIn the roofing shingles? ☐ Yes ☐ No ☒ UnknownIn flooring tiles? ☐ Yes ☐ No ☒ UnknownOther: ☐ Yes ☐ No ☒ UnknownComments: **No known asbestos**Source of information: **Seller****C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☒ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: **No known testing**Source of information: **Seller****D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☒ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: **No known testing**Source of information: **Seller****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☐ No ☒ UnknownComments: **No known methamphetamine**Source of information: **Seller**

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Seller Initials

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PROPERTY LOCATED AT: **454 Buttermilk Road, Lamoine, ME 04605****F. LEAD-BASED PAINT/PAINT HAZARDS** — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... ☐ Yes ☐ No ☒ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ NoComments: **Exterior trim repainted 2 yrs. ago. House built 1996.**Source of information: **Seller****G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ UnknownOther: **No known hazardous materials**Source of information: **Seller****Buyers are encouraged to seek information from professionals regarding any specific issue or concern.****SECTION V — GENERAL INFORMATION**Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: **Seller**Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Buyer Initials _____

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Seller Initials

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PROPERTY LOCATED AT: 454 Buttermilk Road, Lamoine, ME 04605

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

..... ☒ Yes ☐ No ☐ UnknownIf Yes, explain: Homestead ExemptionIs a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs house now covered by flood insurance policy (not a determination of flood zone) ☐ Yes ☒ No ☐ UnknownEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Propane tank: R. F. FosterYear Principal Structure Built: 1996What year did Seller acquire property? 2006Roof: Year Shingles/Other Installed: 2016+/- (Luke Higgins)Water, moisture or leakage: None

Comments:

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☐ No ☒ Unknown

Comments:

Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: No testing doneElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: ☐ Unknown

Comments:

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing – Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☐ No ☒ Unknown

Comments:

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: No known material defects.

Comments:

Source of Section V information: Seller

Buyer Initials _____

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Seller Initials

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PROPERTY LOCATED AT: 454 Buttermilk Road, Lamoine, ME 04605

SECTION VI — ADDITIONAL INFORMATION

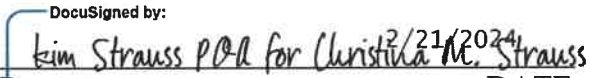
1. Living Room door sill shows some rot; 2. Trim repainted 2 years ago; 3. Both decks replaced; 4. New addition at the back (3-season room) added 8-9 yrs ago; 5. Two-bay detached garage added, electricity is currently not working. Unfinished storage above. Automatic door to garage not working.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

DocuSigned by:

SELLER EFF171F2D8BD4C2... DATE
Kim Strauss. POA for Christina M. Strauss

SELLER DATE

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE

LEAD PAINT DISCLOSURE/ADDENDUMAGREEMENT BETWEEN **Kim Strauss, POA for Christina M. Strauss**

(hereinafter "Seller")

AND

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT **454 Buttermilk Road, Lamoine, ME 04605**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

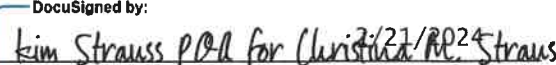
Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

DocuSigned by:

 Seller **Kim Strauss, POA for Christina M. Strauss** Date **2/21/2024**

Seller _____ Date _____

Seller _____ Date _____

DocuSigned by:

 Seller _____ Date **2/21/2024**

Agent **Keating Pepper & Tricia Blythe** Date _____**Maine Association of REALTORS®/Copyright © 2024.**

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The Knowles Company, One Summit Rd Northeast Harbor ME 04662
 Tricia Blythe

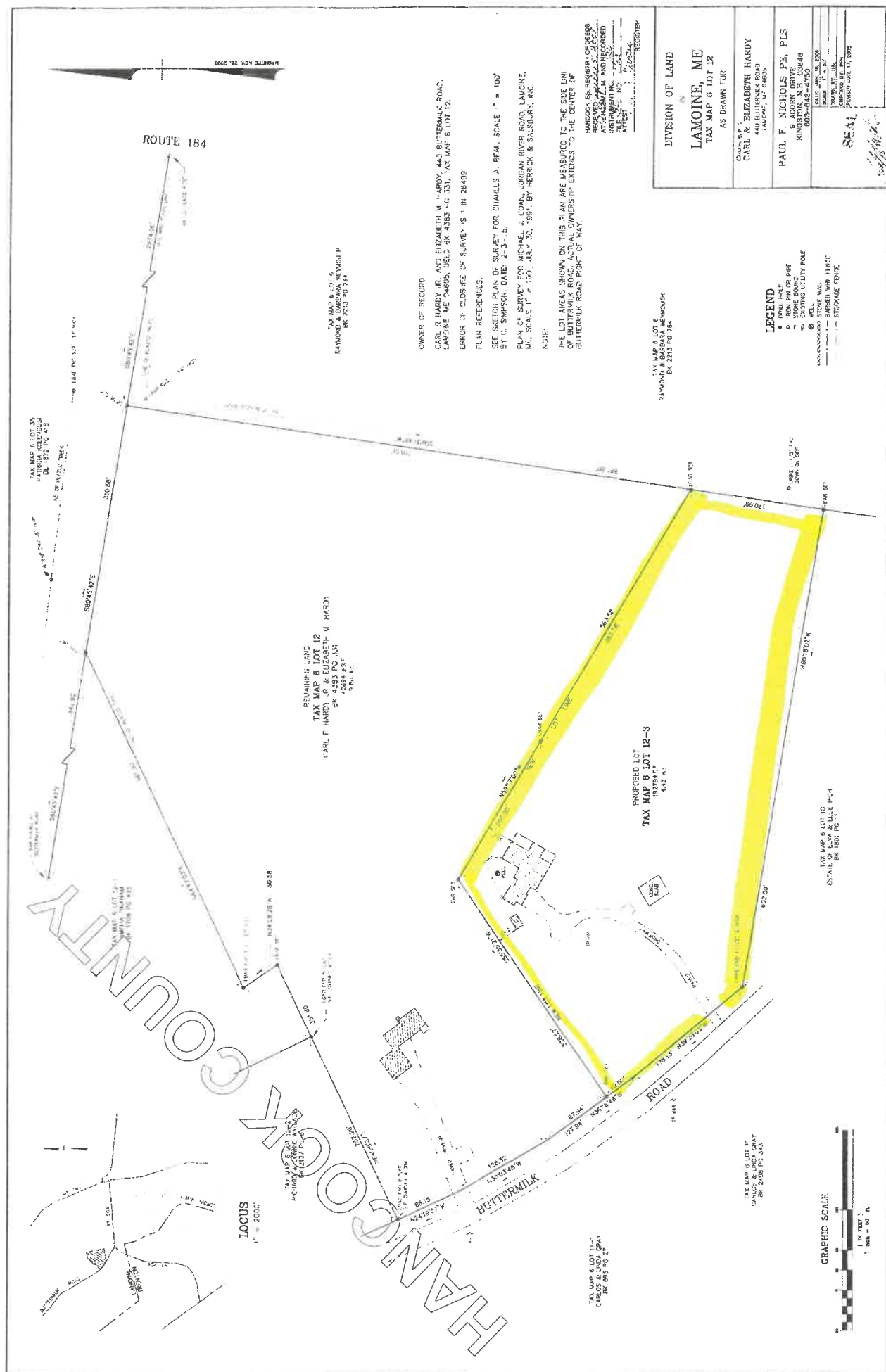
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www.lwolf.com

Buttermilk Road



Town of Lamone, Map 6 Lot 12-3



Lansing Map 6/12-3

H. Table of Land Uses

Land Use Descriptions	Residential Zone (RZ)	Development Zone (DZ)	Rural & Ag Zone (RAZ)
1. Campgrounds & Travel Trailer Parks	N	PB	PB
2. Car Washing Establishments	N	PB	PB
3. Church, School, Library, or Public Buildings	N	PB	PB
4. Clinic or Office, Medical, Health, or Psychiatric	N	PB	PB
5. Cluster Housing	PB	PB	PB
6. Commercial - General	N	PB	PB
7. Commercial - Recreation	N	PB	PB
8. Dwelling - Single Family	CEO	CEO	CEO
9. Dwelling - Two Family	CEO	CEO	CEO
10. Dwelling - Multi Family	PB	PB	PB
11. Dwelling - Accessory Units	CEO	CEO	CEO
12. Home Occupations	CEO	CEO	CEO
13. Essential Services (non residential)	PB	PB	PB
14. Industries - Assembling & Manufacturing Goods & Products	N	PB	N
15. Industries & Business - Assembling & Manufacturing Products Related to the Secondary Processing of Wood/Marine Products	N	PB	PB
16. Mineral Exploration ²	N	PB	N
17. Mobile Home Parks ¹	N	N	PB
18. Motels, Hotels	N	PB	PB
19. Nurseries & Garden Centers	N	PB	PB
20. Nursing Homes, Congregate Care	N	PB	PB
21. Other Uses Similar to Those Requiring Planning Board Review	PB	PB	PB
22. Petroleum Storage, and Distillation Facilities	N	N	N
23. Quarries	N	PB	N
24. Restaurants	N	PB	PB
25. Retail Business, Business & Professional Offices	N	PB	PB
26. Salvage Yards, Junkyards, Scrap Metal Processing	N	PB	N
27. Sand/Gravel Pits, Etc. ²	N	PB	N ³
28. Service Stations, Vehicle	N	PB	N
29. Shops: Automobile Repair	N	PB	PB
30. Shops: Plumbing; Electrical; Carpentry	N	PB	PB
31. Signs	CEO	CEO	CEO
32. Small Lodging & Tourist Bed & Breakfast (5 Rooms or Less for Rent)	PB	PB	PB
33. Stand, Produce, Fruit & Vegetables	CEO	CEO	CEO
34. Subdivisions	PB	PB	PB

¹ See Mobile Home Park Ordinance. Not permitted over Sand and Gravel Aquifer areas.

² See separate standards in the Lamoine Gravel Ordinance

³ Land within the Rural and Agricultural Zone that had received or applied for a Site Plan Review permit for gravel operations before March 13, 2013, may continue to be eligible for gravel operations upon Planning Board approval of a gravel permit.

NOTE: If the applicant's lot lies within the Shoreland Zone or the Flood Management Zone, additional permits to those described above are required.

I. Lot Standards and Structure Setback Table

1. GENERAL

All land use activities within the Town of Lamoine shall conform with the following provisions if applicable. Additional specifications apply to specific uses and are detailed in Sections 10 - 15. Further, the Mobile Home Park Ordinance details standards and setbacks for mobile home parks. In shoreland areas, as defined, the Shoreland Zoning Ordinance shall apply. The standards of the Flood Plain Management Ordinance apply to all flood hazard areas identified in that ordinance.

2. LOT STANDARDS & STRUCTURE SETBACK TABLE

Lot Standards & Structure Setback Table	Residential Zone (RZ)	Development Zone (DZ)	Rural & Agricultural Zone (RAZ)
Minimum Lot Size (square feet)			
(per dwelling unit or principal ¹ structure ²)	40,000	40,000	40,000
Minimum Road Frontage (ft)			
(per dwelling unit or principal structure)	200 ³	200	200
Minimum Front Yard Setback from the road right of way ⁵	50	50	50
Minimum Side & Rear Yard Setback from a Lot Line (ft)			
Residential	25	25	25
Commercial/Industrial ⁵	N/A	See Note 5	See Note 4
Maximum Lot Coverage including driveways & Parking Lots			
Residential	25%	25%	25%
Commercial/Industrial	N/A	30%	30%
Subdivision (See Section 12-H)			
Maximum Building Height (ft)⁵	35	35	35

¹ Lot sizes can be reduced to 22,000 square feet if the lot is connected to a public water and sewer system.

² Commercial and industrial usage (where allowed) require 40,000 square feet of land for every 5,000 square feet of floor space or portion thereof in the building.

³ Additional standards apply for cluster housing subdivisions, see section 12-H

⁴ Large commercial structures (over 2000 square feet of floor space) and industrial structures (where allowed) the set back will be at least 200 feet from the edge of any street right-of-way, except that retail or service structures need only be set back at least 100 feet from the edge of any street right-of-way. The setback from the side and rear adjoining lot lines will be at least 100 feet.

⁵ Auxiliary features of building and structures, such as chimneys, towers, ventilators, and spires may exceed permitted height of structure, unless a greater setback is required by other provisions of this ordinance.

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and fluoride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**





Fact Sheet:

Arsenic Treated Wood

Department of Health and
Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and
Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
[www.maine.gov/dhhs/
eohp](http://www.maine.gov/dhhs/eohp)

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of The Knowles Company
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.