

55 CARROLL COURT

55 Carroll Court

Brewer

\$595,000



*Distinctive properties.
Legendary service.*



- Beautiful well-constructed home with 1.8.1+/- acres on a cul-du-sac
- 3-bedrooms 2.5 baths with 2,869 +/- sq. feet. Primary bedroom suite offers access to rear deck with hot tub.
- Wooded views from Great Room



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.

Public Detail Report

MLS #: 1594454

County: Penobscot

Seasonal: No

List Price: \$595,000

Status: Active

Property Type: Residential

Original List Price: \$595,000

Directions: Carroll Court is located off the Wiswell Road; 1 mile beyond the Greenpoint Road on the left. The home is at the end of the cut-de-sac.



55 Carroll Court
Brewer, ME 04412-5323

List Price: \$595,000
MLS#: 1594454



General Information

Sub-Type: Single Family Residence	Year Built: 2005	Rooms: 10	Sqft Fin Abv Grd+/-: 2,869
Style: Cape	Fireplaces Total: 0	Beds: 3	Sqft Fin Blw Grd+/-: 700
		Baths: 2/1	Sqft Fin Total+/-: 3,569
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Road Frontage +/-: 284
Lot Size Acres +/-: 1.81	Water Views: No	Source of Rd Front: Public Records
Source of Acreage: Public Records		Zoning: LDR
Surveyed: Yes		Zoning Overlay: Yes

Interior Information

Full Baths Bsmnt: 0				Half Baths Bsmnt: 0				VA Certification:			
Full Baths Lvl 1: 1				Half Baths Lvl 1: 1							
Full Baths Lvl 2: 1				Half Baths Lvl 2: 0							
Full Baths Lvl 3: 0				Half Baths Lvl 3: 0							
Full Baths Upper: 0				Half Baths Upper: 0							
<u>Room Name</u>		<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	<u>Room Name</u>		<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Primary Bedroom				First	Walk-in Closet,Full Bath	Media Room				First	
Bedroom 2				Second		Office				First	
Bedroom 3				Second							
Dining Room				First							
Exercise Room				Basement							
Laundry Room				First							
Great Room				First							
Kitchen				First							

Property Features

Site: Cul-De-Sac; Well Landscaped; Wooded	2 Dtchd Houses on 1 Lot: No
Driveway: Paved	Construction: Wood Frame
Parking: 1 - 4 Spaces	Basement Info: Finished; Full; Walkout Access
Location: Near Town; Neighborhood; Subdivision	Foundation Materials: Poured Concrete
Roads: Paved; Public	Exterior: Vinyl Siding
Transportation: Major Road Access; Near Airport	Roof: Shingle
Electric: Circuit Breakers	Heat System: Baseboard; Hot Water
Gas: Bottled	Heat Fuel: Oil
Sewer: Private Sewer	Water Heater: Electric; Heat Pump
Water: Private	Cooling: Heat Pump
Basement Entry: Interior; Walk-Out	Floors: Tile; Wood
Green Features: Other/See Internal Remarks	Veh. Storage: 4+ Car
	Garage: Yes
	Garage Spaces: 4
	Amenities: 1st Floor Primary Bedroom w/Bath; Animal Containment System; Bathtub; Fence; Hot Tub; Laundry - 1st Floor; Pantry; Primary Bedroom w/Bath; Shower; Storage; Walk-in Closets
	Patio and Porch Features: Deck; Porch; Porch-Screened
	View: Trees/Woods
	Energy Efficiency: High Efficiency Water Heater

Tax/Deed Information

Book/Page	16033/327	Full Tax Amt/Yr: \$8,512/ 2023	Map/Block/Lot:	2/1/40
Deed/Conveyance Type	Quit Claim w/		Tax ID: BRER-000002-000000-000040	
Offered:	Covenant			

Remarks

Remarks: Welcome to 55 Carroll Court! Sitting on just under two acres, this home is a beautifully well constructed property with no spared detail. Upon entering the front door, you'll be welcomed by the wooded views of the Great Room just beyond the open living and kitchen area. Maple floors throughout the home add a wonderful touch as do the black quartz granite countertops. The primary bedroom has en-suite bathroom, large closet, and direct access to the hot tub located on the rear deck. Also located on the first floor is the laundry room, spacious pantry, and office. The remaining two bedrooms are located upstairs and share a full bathroom. In one half of the basement you'll find all your utilities. In the other half you'll find a finished area with a gym/fitness equipment that conveys with purchase!

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: 55 CARROLL COURT, BREWER, ME 04412**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: NOV. 2021 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: FRONT LEFT OF HOME

Installed by: UNKNOWN

Date of Installation: 2006

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, LISTING AGENT

Buyer Initials _____

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Seller Initials MS EW

PROPERTY LOCATED AT: 55 CARROLL COURT, BREWER, ME 04412**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: **BEHIND HOME** OR ☐ UnknownDate installed: **2006** Date last pumped: **JUNE 2023** Name of pumping company: **NICHOLS**Have you experienced any malfunctions? ☐ Yes ☒ No~~If Yes, give the date and describe the problem: _____~~Date of last servicing of tank: **JUNE 2023** Name of company servicing tank: **NICHOLS PLUMBING**Leach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: **BEHIND HOME**Date of installation of leach field: **2006** Installed by: **UNKNOWN**Date of last servicing of leach field: **N/A** Company servicing leach field: **N/A**Have 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: **PREVIOUS DISCLOSURES OF THIS PROPERTY STATE THAT THERE IS A RECORD OF DESIGN. WE DO NOT HAVE THAT RECORD.**Source of Section II information: **SELLERS, LISTING AGENT**

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Seller Initials

PROPERTY LOCATED AT: 55 CARROLL COURT, BREWER, ME 04412**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	BBHW	WOODSTOVE	HEAT PUMPS	_____
Age of system(s) or source(s)	2006 (18 YRSO)	2016 (8 YRSO)	2016-2017 (7-8 YRSO)	_____
TYPE(S) of Fuel	OIL	WOOD	ELECTRIC	_____
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	UNKNOWN	ABOUT 1 CORD	UNKNOWN	_____
Name of company that services system(s) or source(s)	IRVING	NONE USED	NONE USED	_____
Date of most recent service call				_____
Malfunctions per system(s) or source(s) within past 2 years	NONE	NONE	NONE	_____
Other pertinent information	NONE	NONE	NONE	_____

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 ☐ UnknownIf Yes, date: FALL 2019Date chimney(s) last cleaned: FALL 2019Direct/Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☒ Yes ☐ No ☐ UnknownIf Yes, date: 2016Comments: NONESource of Section III information: SELLERS, LISTING AGENT**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 ☒ Unknown~~If 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 ☐ Unknown~~~~Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown~~

Age of tank(s): _____ Size of tank(s): _____

Location: _____

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Seller Initials ABZ EW

PROPERTY LOCATED AT: 55 CARROLL COURT, BREWER, ME 04412~~What materials are, or were, stored in the tank(s)?~~~~Have you experienced any problems such as leakage? ☐ Yes ☐ No ☐ Unknown~~Comments: NONESource of information: SELLERS**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: NONESource of information: SELLERS, PUBLIC RECORDS**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 2011 By: UNKNOWN TESTING COMPANYResults: UNACCEPTABLE RESULTSIf applicable, what remedial steps were taken? RADON MITIGATION FAN PUT IN PLACEHas the property been tested since remedial steps? ☒ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: ACCEPTABLESource of information: SELLERS, PREVIOUS OWNERS**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 2011 By: UNKNOWN TESTING COMPANYResults: ACCEPTABLE ACCORDING TO PREVIOUS OWNERSIf applicable, what remedial steps were taken? NONE, NOT NEEDEDHas the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: INFORMATION GATHERED FROM PREVIOUS PROP. DISCLOSURESSource of information: SELLERS, PREVIOUS OWNERS**E. METHAMPHETAMINE** - Current or previously existing: ☐ Yes ☒ No ☐ UnknownComments: NONESource of information: SELLERS, PREVIOUS OWNERS

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Seller Initials

PROPERTY LOCATED AT: 55 CARROLL COURT, BREWER, ME 04412**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: NONESource of information: SELLERS, LISTING AGENT**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: NONESource of information: SELLERS**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 ☐ UnknownIf Yes, explain: SUBDIVISION RULESSource of information: SELLERS, PREVIOUS OWNERSIs 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 ☐ UnknownIf No, who is responsible for maintenance? N/ARoad Association Name (if known): N/A

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Seller Initials

PROPERTY LOCATED AT: 55 CARROLL COURT, BREWER, ME 04412

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: VETERANS, HOMESTEADIs 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 TANKYear Principal Structure Built: 2005What year did Seller acquire property? 2021Roof: Year Shingles/Other Installed: 2005Water, moisture or leakage: NONEComments: NONE

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 ☐ UnknownComments: NONEMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: NONE, NEVER TESTEDElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: NONEHas 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 ☐ UnknownComments: NONEKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONEComments: NONESource of Section V information: SELLERS, PREVIOUS OWNERS

Buyer Initials _____

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Seller Initials



PROPERTY LOCATED AT: 55 CARROLL COURT, BREWER, ME 04412**SECTION VI – ADDITIONAL INFORMATION**

ACCORDING TO PREVIOUS OWNERS & CURRENT, THE SOLAR PANELS ARE USED FOR BOTH HEAT PUMPS, THE HOT TUB, HEAT PUMP HOT WATER HEATER, BOTH REFRIGERATORS (KITCHEN + GARAGE) AND ALL LIGHTS. THE ELECTRIC BILL IS ABOUT \$1-\$3 DOLLARS IN THE SUMMER AND \$150-\$200 DOLLARS IN THE WINTER. AVERAGE IS ABOUT \$80/MONTH.

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:

 4D1B4C04C089485...
 SELLER
DAVID WELSH
 6/22/2024
 DATE

DocuSigned by:

 95E877C8A873485...
 SELLER
ERIN WELSH
 6/22/2024
 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/ADDENDUM

AGREEMENT BETWEEN

DAVID WELSH, ERIN WELSH

(hereinafter "Seller")

AND

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT

55 CARROLL COURT, BREWER, ME
04412

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).

X

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).

X

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	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent	Date



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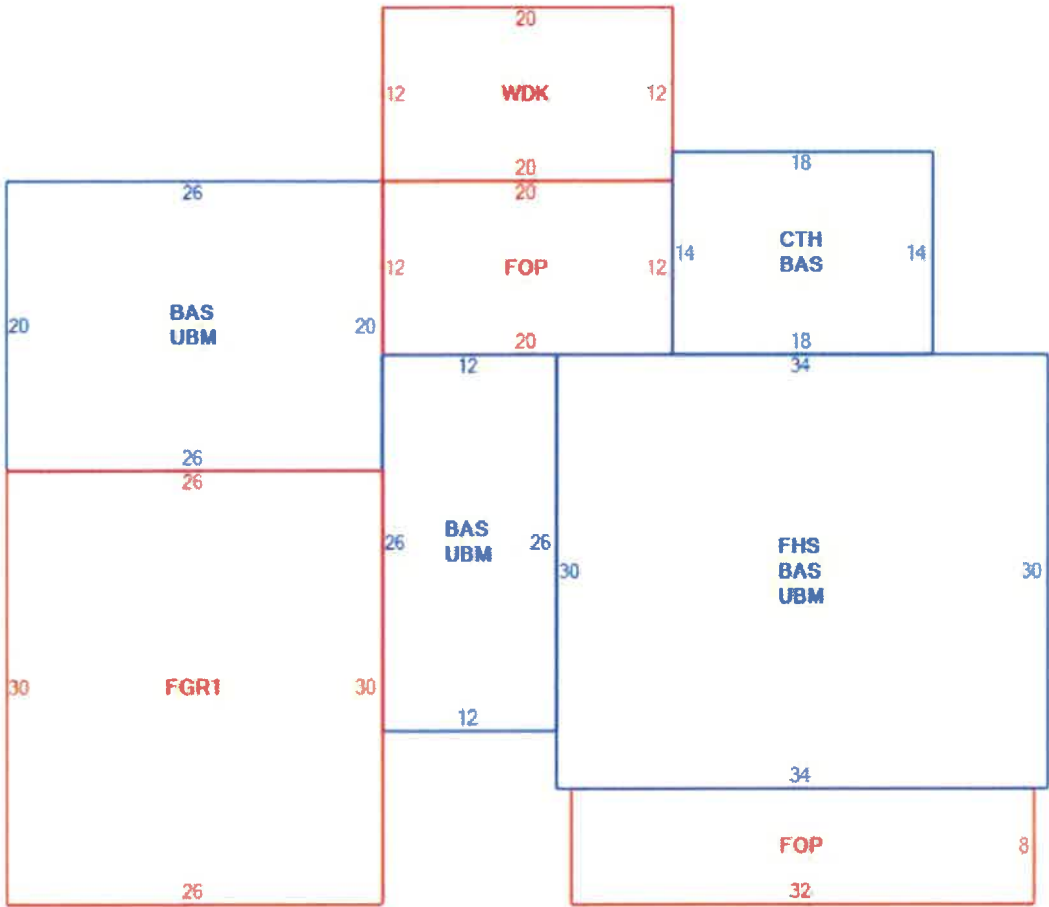
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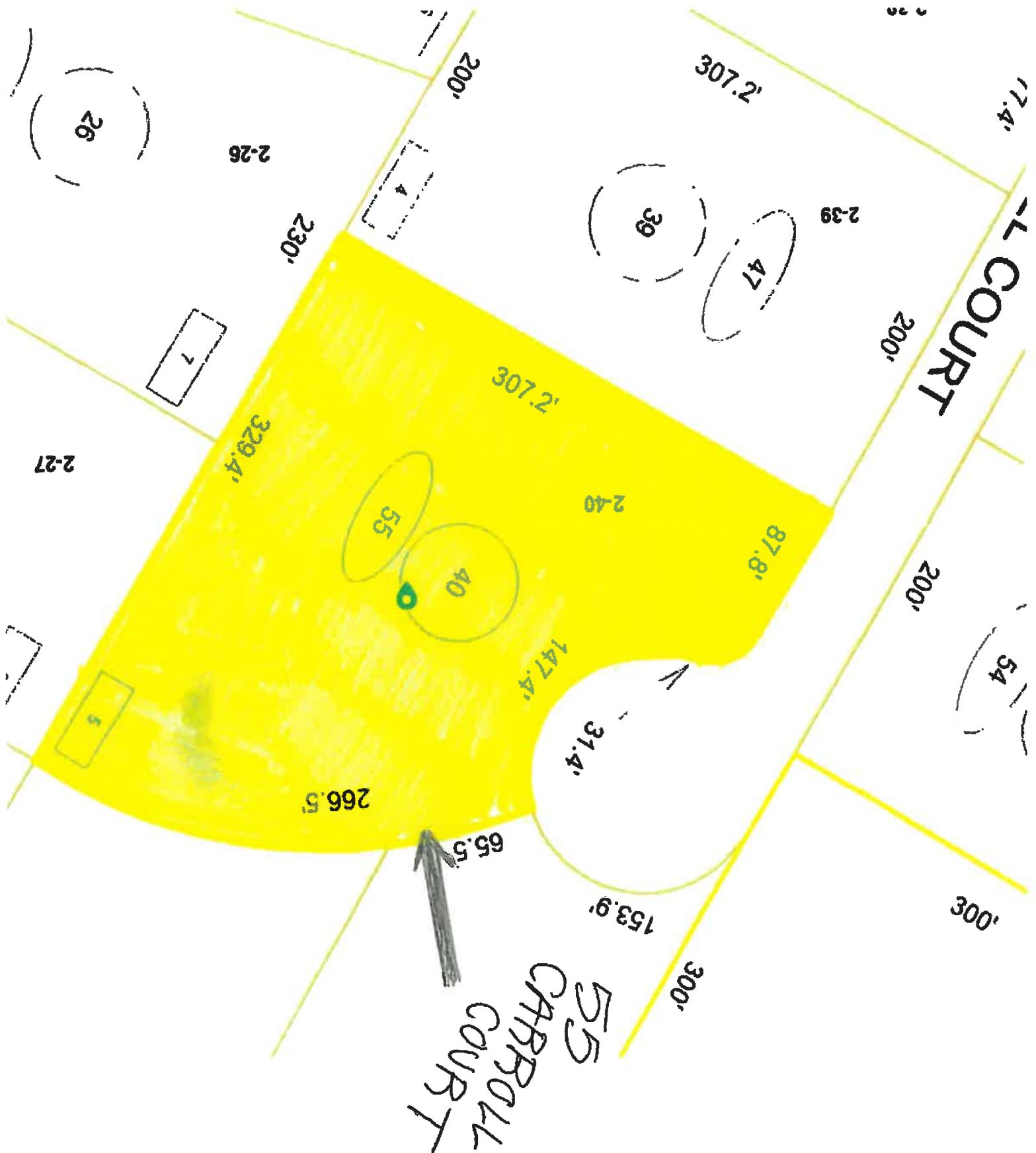
BUILDING SKETCH

55 Carroll Court, Brewer, ME 04412

This listing is Active Listed for \$595,000 MLS # 1594454



Town of Brewer, ME Tax Map 2 Lot 40



306.5 SCHEDULE OF USES (#31) (#46) (#52) (#55) (#57)

Any non-residential uses allowed with or without a permit which creates 5,000 square feet of new gross floor area, or creates 5,000 square feet or greater of new un-vegetated area in the development, separately or collectively, shall be subject to Site Plan Review. Any proposed non-residential uses allowed, with or without a permit, exceed the 5,000 square foot area for new gross floor area or new un-vegetated area, or any proposed combination of the two activities, within a two (2) year period shall be considered cumulative activity and shall require site plan review.

USE	RURAL	LDR	MDR-1	MDR-2	HDR	HDR-2	CB	GB	IND	IND-2	OR	PB	DD
OPEN AREA USES													
Accessory Use	P	P										P	
Agriculture	Y	Y											
Barnyard Animals	Y-8,25	Y-8,25											
Farm Stand	P	P											P
Forestry	P	P											
Public Parks / Trails	S	S	S	S	S	S	S	S	S-63	S-63	S	S	S
Public Playground	S	S	S	S	S	S	S	S			S		S
Removal of Fill, Gravel, Stone, Loam	S	S											
Water storage- Farm Pond	P-1,2,or 21	P-1, 2,or 21											
RESIDENTIAL USES													
Accessory Use	P	P	P	P	P	P	P				P		P
Single-family Dwelling	P	P	P	P	P	P	P	P-61			P		
Home Occupations	P	P	P	P	P	P	P				P		
Home Day Care	D-62	D-62	D-62	D-62	D-62	D-62	D-62				D-62		
Medical Marijuana Home Production	Y-66, 67	Y-66, 67	Y-66, 67	Y-66, 67	Y-66, 67	Y-66, 67	Y-66, 67	Y-66, 67	Y-66, 67	Y-66, 67	Y-66, 67	Y-66, 67	Y-66, 67
Manufactured Housing*													
Mobile Home Park		S-15,16				S-15,16							
Multi-family, 3 or more, Dwelling Units (#18)		S			S	S	S	P-61			S		S-65
Planned Unit Development Of Residential Units		S	S-12,15, 16	S-12,15,1 6	S	S-12,15,1 6	S-12,15, 16						
Two-family Dwelling Units (#18)		P		P	P	P	P	P-61			P		S-65

Brewer City Ordinances, Chapter 24 Land Use Code, Article 3

USE	RURAL	LDR	MDR-1	MDR-2	HDR	HDR-2	CB	GB	IND	IND-2	OR	PB	DD
COMMERCIAL USES													
Accessory Uses	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult-Use Marijuana Store								S-68				S-68	
Adult-Use Marijuana Testing Facility								S-68	S-68				
Adult Amusement Store								S-6					
Adult Motion Picture Theater and On-Site Adult Video Screening									S-6				
Adult Entertainment Nightclub, Bar or Cabaret									S-6				
Adult Relaxation Spa or Adult Spa									S-6				
Animal Clinic								S	S-64	S-64		S	
Animal Hospital		S-2,3							S-64	S-64			
Art Galleries							P	P			P	S	P
Artisan Manufacturing Studio (#38)(#41)							S	S					D
Auto Repair							S-12,22,39	S-12	S-12,38	S-12,38			
Auto Service							S-12,22,39	S-12	S-12,38	S-12,38			
Auto, Truck, Equip., Sales							S-5	S-5	S-5				
Aviation Bar, Tavern, Lounge (#38)		P-1,7					S	S		P-1,7		S-1,7	S
Barbers, Beauty Shops							P	P			P	S	P
Bed & Breakfast		P			P	P					P		P-65
Boarding of Horses	P-1,2,8						S	S					S
Brew Pub (#38)								S	S	S			
Building Supply Business								S	S	S			
Business Offices (#41)			S-55	S-55	S		P	P	P		S	S	D
Camping Parks	S	S											
Catering Facility							P	P	P			S	
Child Care Center							S		S-60			S	

Brewer City Ordinances, Chapter 24 Land Use Code, Article 3

USE	RURAL	LDR	MDR-1	MDR-2	HDR	HDR-2	CB	GB	IND	IND-2	OR	PB	DD
COMMERCIAL (continued)													
Dance Halls							S	S					S
Financial Institutions (#41)							P	P	P		S	S	D
Funeral Homes					S- 12,55		S-55				S-55		
Golf Course	S	S-14										S	
Industrial Laundry Facility									S-64	S-64			
Kennels	S-2,3	S-2,3											
Laundromat, Dry Cleaners							P	P				S	
Microbrewery (#38)							S	S	P	P			
Mobile Home Sales								S					
Motel and Hotel							P-12	P-12				S	S-65
Museums					P-55		P	P			P	S	P
Newspaper & Job Printing							P	P	P		P		
Nightclubs (#38)								S					
Nurseries & Greenhouses	P	P						P	P			S	
Planned Group Development (#9)												S	
Professional Offices (#41)		S	S	S	S		P	P	P		S	S	D
Recreational Facilities- Indoors							S	S				S	S
Recreational Facilities- Outdoors	S	S					S	S				S	S
Recycling Center, other than Automobile recycling facility								S	S				
Redemption Center							S						
Restaurant							P	P				S	S
Retail Stores (#41)							P	P				S	D
Self-Service Storage Facility								S-18	S				

Brewer City Ordinances, Chapter 24 Land Use Code, Article 3

USE	RURAL	LDR	MDR-1	MDR-2	HDR	HDR-2	CB	GB	IND	IND-2	OR	PB	DD
COMMERCIAL (continued)													
Rooming, Boarding Houses					S-55		S						
Service Businesses (#41)							P	P			P	S	D
Shopping Centers							S	S					
Takeout Food Services							S	S				S	S
Telecommunication Facilities Not exempt							S-17	S-17	S-17	S-17		S-17	
Theaters							S	S				S	S
Transportation Uses								S	S	S			
Truck Terminal									S				
Warehousing							S	S	S	S			
Wholesaling							S	S	S	S		S	
INDUSTRIAL USES													
Accessory Uses							P	P	P	P		P	
Automobile Graveyards, Automobile Recycling Facility & junkyards									S				
Bulk Oil & Fuel Tanks									S				
Construction Equipment Storage								S	P	P-38			
Firewood Processing									S	S			
Light Manufacturing							S	S	P	P			
Manufacturing									S	S			
Research and Development Facility(#13)									S			S	
Research Facility (#13)									S			S	

Brewer City Ordinances, Chapter 24 Land Use Code, Article 3

USE	RURAL	LDR	MDR-1	MDR-2	HDR	HDR-2	CB	GB	IND	IND-2	OR	PB	DD
INSTITUTIONAL USES													
Accessory Uses	P	P	P	P	P	P	P	P	P	P	P	P	
Auditorium											P	S	
Cemeteries	S	S-1,2,10,12											
Church(#26)(#29)	S	S	S	S	P-55	S	P	P	S		P	S	S
Clubhouse & Clubs		S-1,2		S			S	S					
Community Service Organizations							S	P				S	S
Government Uses except Essential Services	S	S	S	S	S	S	S	S	S	S	S	S	S
Hospice		S				S					S	S	
Hospitals Narcotic Treatment Facility (#11)								S S-9				S S-9	
Medical Marijuana Registered Dispensary(#16)												S-11	
Medical Marijuana Dispensary Cultivation Facility (#16) (#52)												S-11	
Nursing, Convalescent Home		S				S		S				S	
Private Schools		S			S-55		P					S	
Religious Services as Ancillary Use							P		P	S		S	
MISCELLANEOUS													
Essential Services	P**	P**	P**	P**	P**	P**	P**	P**	P**	P**	P**	P**	P**
Essential Service Buildings	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17

306.5 SCHEDULE OF USES (#31)

Footnotes to Schedule of Land Uses

* See Manufactured Housing Overlay District

** Permits are not required when a Utility Permit or Street Opening Permit has been issued. Permits are not required when the utility is located entirely upon the premises of the customer requesting service or for the purpose of maintenance except when a Utility Permit or Street Opening Permit is required. All utilities, both public and private, must be installed underground when located within the right-of-way and/or 150 feet from the right-of-way property line of any accepted City street within the Professional Business (PB) District and along the entirety of Dirigo Drive. This requirement does not apply to Parkway South Wilson Street, and Greenpoint Road except for those areas within or 150 feet from Dirigo Drive as described prior. (#10)

1. Two Hundred (200) feet from any public right-of-way.
2. Two Hundred (200) feet from any abutting property line.
3. One Hundred (100) feet from any public right-of-way.
4. One Hundred (100) feet from any abutting property line.
5. The sales and display of which shall not be within the City's right-of-way.
6. The following Chapters, Articles and Sections shall apply: Chapter 20, Article 5, Section 509 Permitted Locations. Chapter 28 Signs. Chapter 24, Land Use Code, Article 4, Section 424 and Article 6.
7. Enclosed with a fence of a minimum height of six (6) feet and of such design so as to prevent any readily accessibility other than a gate.
8. Fenced along a public way six (6) feet in height.
9. The following Chapters, Articles and Sections shall apply: Chapter 24, Land Use Code, Article 4, Sections 424 & 437, and Article 6. The facility shall be located no closer than 250 feet from the property line of any public and/or private school. (#11)
10. Enclosed with a fence of a minimum height of four (4) feet, so as to prevent any readily accessibility by an automobile other than by a gate.
11. No Medical Marijuana Registered Dispensary and/or Medical Marijuana Dispensary Cultivation Facility shall be located within the distances listed below of the property line upon which the Dispensary and/or Facility is or are located and the property line of the uses listed below.
 - a. Five hundred (500) feet of a preexisting public or private school,
 - b. Five hundred (500) feet of a preexisting licensed daycare facility,
 - c. Five hundred (500) feet of a preexisting methadone clinic,
 - d. One hundred (100) feet of a preexisting private residence,
 - e. Five hundred (500) feet of a preexisting adult-use marijuana establishment,
 - f. Five hundred (500) feet of a preexisting Medical Marijuana Cultivation and Processing Facility. (#55)
12. The traveled area of automobile entrances shall not be more than thirty (30) feet wide or pedestrian entrances more than six (6) feet wide.
14. Abutting street must be at least twenty-eight (28) feet in width.

15. Water- public water- available.
16. Sewer- public sewer- available.
17. The essential services building can be located at the discretion of the Planning Board; Notwithstanding the requirements of this ordinance, Essential Services Buildings as defined, shall be exempt from the lot area, coverage, width and frontage requirements of the district in which they are located, provided such structures shall be screened from a public or private street and from any residential district. Additional screening from abutting property owners may be required. Such a buildings or structures must be architecturally similar to the surrounding buildings or structures and kept in good repair.
18. All buildings for this use shall have a three hundred (300) foot setback from Wilson Street.
19. Enclosed by a fence if the actual use is within one hundred (100) feet of the right-of-way or property line.
20. Fenced from view of abutting land owners by a six (6) foot high solid fence.
21. Shall be enclosed by a fence built to confine such animals as are kept and such fence shall be no closer than one hundred (100) feet to any property line
22. All vehicles or parts of vehicles stored outside of buildings shall be fenced from view by a six (6) foot high solid fence within one (1) week from the date that such vehicles are stored.
23. The number of automobiles for sale shall not exceed three (3) automobiles, and the display area for automobile sales shall no exceed six hundred (600) square feet (#9)
24. Lot must contain at least ten (10) acres of land.
25. Structures limited to 2,500 square feet total ground coverage and two stories in height.
26. Located on North Main Street, South Main Street, Wilson Street or State Street.
27. Access drives/driveways: Limited to a single driveway with a minimum width of fifteen (15) feet and a maximum of twenty-four (24) feet; a curb radius of at least five (5) feet and a maximum of fifteen (15) feet. The minimum distance between adjacent driveways shall not be less than ten feet at the highway right-of-way.
28. As an ancillary use to existing use which is limited to the children of employees.
29. As an ancillary use of the principal structure, limited to the area above the ground floor level.
30. To be reviewed referencing the requirements of Article 4, Section 411.
31. Trail only.
32. Only when served by public water and sewer. (#8)
33. Residential uses/rooms are not allowed or permitted on ground floors or first floors (ie. the first floor facing the street).
34. Medical marijuana home production, as defined herein, shall be considered an accessory residential use that does not require land use permitting. As an accessory use, medical marijuana home production shall be allowed in any qualifying patient's residence or any medical marijuana caregiver's primary year-round residence in every zoning district, without any requirement for land use permitting. Medical marijuana Home Production does not include a medical marijuana cultivation and processing facility. For the purposes of the Schedule of Uses, a "medical marijuana cultivation and processing facility" is a facility used for cultivating, processing, testing, and/or storing of medical marijuana plants and medical marijuana products by a medical marijuana caregiver or group of medical marijuana caregivers which is not their primary year-round residence or their

patient's primary year-round residence. Multiple caregivers may operate on a single parcel if that parcel constitutes the medical marijuana caregiver's primary year-round residence. For the purpose of this use, marijuana shall have the same definition as set forth in 18-691, Ch 2 of the Code of Maine Rules, as amended, and caregiver shall have the same definition as set forth in the Maine Medical Use of Marijuana Act, as amended.

35. Medical Marijuana Home Production as an accessory use does not authorize any residential uses that are otherwise prohibited according to the Schedule of Uses. Medical Marijuana Home Production as an accessory use is allowed in conjunction with any lawfully existing nonconforming residential use, provided all applicable ordinance, statutes, regulations, and other laws are complied with.

36. No adult-use marijuana establishment shall be located within the distance listed below of the property line upon which the Establishment is located and the property line of the uses listed below, which is or are in existence when an application for an Adult-Use Marijuana Establishment is made. For the purposes of this section, a preexisting facility, residence, clinic, or establishment shall also include any pending application (ie: that has received at least one substantive review by the City of Brewer reviewing authority):

- a. Five hundred (500) feet of a preexisting public or private school,
- b. Five hundred (500) feet of a preexisting licensed daycare facility,
- c. Five hundred (500) feet of a preexisting methadone clinic,
- d. One hundred (100) feet of a preexisting private residence,
- e. Five hundred (500) feet of a preexisting Medical Marijuana Registered Dispensary and/or Medical Marijuana Dispensary Cultivation Facility.
- f. Five hundred (500) feet of a preexisting Medical Marijuana Cultivation and Processing Facility,
- g. Five hundred (500) feet of a preexisting Adult-Use Marijuana Establishment.

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.
- Watch a video on how to do a water test: youtube.com/user/MainePublicHealth

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**



Maine Center for Disease
Control and Prevention
An Office of the
Department of Health and Human Services

Paul E. Tappin, Governor

Wendy C. Marten, Commissioner

April 2015



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:

- ✓ 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 07/200
Office Title Changed 09/201

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.