

120 GUPTIL FARM WAY

120 Guptil Farm Way
Ellsworth
\$440,000



*Distinctive properties.
Legendary service.*



- Charming year-round 2-bed, 1-bath home with a spacious deck.
- Detached 2-car garage includes 1-bedroom apartment; separate entrance.
- Quiet location on 1.1+/- acres.
- Close to Ellsworth town amenities



For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662
207.276.3322

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.

info@KnowlesCo.com
www.KnowlesCo.com

Public Detail Report

MLS #: 1618109
Status: Active
Directions: S. on Christian Ridge Rd, E. on Guptil Farm Way

County: Hancock
Property Type: Residential

Seasonal: No

List Price: \$440,000
Original List Price: \$440,000



**120 Guptil Farm Way
 Ellsworth, ME
 04605-4108**

**List Price:
 \$440,000
 MLS#: 1618109**



General Information

Sub-Type: Single Family Residence	Year Built: 1998	Rooms: 5	Sqft Fin Abv Grd+/-: 1,404
Style: Cape	Fireplaces Total: 0	Beds: 3	Sqft Fin Blw Grd+/-: 0
		Baths: 2/0	Sqft Fin Total+/-: 1,404
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Zoning: N
Lot Size Acres +/-: 1.1	Water Views: No	Zoning Overlay: No
Source of Acreage: Public Records		
Surveyed: Unknown		

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 1	Half Baths Lvl 1: 0	
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	

Appliances: Dryer; Electric Range; Microwave; Refrigerator; Washer

Room Name Length Width Level Room Features

Bedroom 1			Second	
Bedroom 2			Second	
Bedroom 3			Upper	Full Bath,Vaulted Ceiling,Above Garage
Living Room			First	
Dining Room			First	

Property Features

Site: Cul-De-Sac; Level; Open; Well Landscaped	Construction: Modular
Driveway: Gravel	Basement Info: Bulkhead; Full; Unfinished; Walkout Access
Parking: 5 - 10 Spaces; On Site	Foundation Materials: Poured Concrete
Location: Near Town	Exterior: Vinyl Siding
Roads: Paved	Roof: Shingle
Electric: Circuit Breakers	Heat System: Baseboard; Hot Water; Multi-Zones; Other
Gas: No Gas	Heat Fuel: Oil; Pellets
Sewer: Septic Existing on Site	Water Heater: Off Heating System
Water: Well Existing on Site	Cooling: A/C Units
Basement Entry: Bulkhead; Interior; Walk-Out	Floors: Tile; Wood
	Other Structures: Shed
	Veh. Storage: 2 Car; Auto Door Opener; Detached; Direct Entry to Living
	Garage: Yes
	Garage Spaces: 2
	Patio and Porch Features: Deck

Tax/Deed Information

Book/Page 7110/164	Full Tax Amt/Yr: \$4,813/ 2023	Map/Block/Lot: 040//024 000 000
		Tax ID: ELLH-000040-000024

Remarks

Remarks: Welcome to 120 Guptil Farm Way, a charming 3-bed, 2-bath Cape on +/- 1.1 acres positioned on a quiet cul-de-sac, just 5 minutes from downtown Ellsworth. The main house features an open first floor with bamboo flooring, an updated full bathroom, and a large deck off the living room that overlooks a level, well-manicured backyard complete with a stone firepit. In colder months, two pellet stoves provide supplemental heating options to the baseboard heating throughout. Two spacious light-filled bedrooms upstairs offer large closets and gleaming hardwood floors. Rounding out the home is the full, walkout unfinished basement offering ample space for storage, a workshop, and workout area. A standout feature of this property is the detached 2-car garage, which includes a thoughtfully designed upper-floor apartment with a kitchen, third bedroom, full bathroom, and loft area. With two separate entrances—one at the front and the other off the private back deck—the apartment provides flexibility and privacy, making it ideal for guests, rental income, or a dedicated workspace. Don't miss this unique opportunity!

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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PROPERTY LOCATED AT: 120 Guptil Farm, Ellsworth, ME

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. _____ 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: NE of house by shed
Installed by: unknown
Date of Installation: @1998

USE: Number of persons currently using system: 0
Does system supply water for more than one household? Yes No Unknown

Comments: Water supplies garage apartment too.

Source of Section I information: Seller and Brokers.

Buyer Initials _____ Page 1 of 8 Seller Initials CTM _____

PROPERTY LOCATED AT: 120 Guptil Farm, Ellsworth, ME

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: NW of house OR Unknown

Date installed: @1998 Date last pumped: unknown Name of pumping company: _____

Have 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: _____

Leach Field: Yes No Unknown

If Yes, Location: NW of house.

Date of installation of leach field: 1998 Installed by: unknown

Date of last servicing of leach field: unknown Company servicing leach field: _____

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 No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: Seller has limited information regarding the house.

Source of Section II information: Seller and Brokers.

Buyer Initials _____

Seller Initials CTM

PROPERTY LOCATED AT: **120 Guptil Farm, Ellsworth, ME**

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	HWBB	Pellet stove		
Age of system(s) or source(s)				
TYPE(S) of Fuel	oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No
 - If Yes, are they lined: Yes No Unknown
 - Is more than one heat source vented through one flue? Yes No Unknown
 - Had a chimney fire: Yes No Unknown
 - Has chimney(s) been inspected? Yes No Unknown
 - If Yes, date: unknown
 - Date chimney(s) last cleaned: unknown
- Direct/Power Vent(s): Yes No Unknown
 - Has vent(s) been inspected? Yes No Unknown
 - If Yes, date: _____

Comments: **power vent for pellet stoves**

Source of Section III information: **Seller and Broker**

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: _____~~

Buyer Initials _____

Seller Initials ^{Initial} CTM

PROPERTY LOCATED AT: 120 Guptil Farm, Ellsworth, ME

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

~~Have you experienced any problems such as leakage: _____ Yes No Unknown~~

~~Comments:~~ _____

Source of information: _____

B. ASBESTOS - Is there now or has there been asbestos:

- As insulation on the heating system pipes or duct work? Yes No Unknown
- In the ceilings? Yes No Unknown
- In the siding? Yes No Unknown
- In the roofing shingles? Yes No Unknown
- In flooring tiles? Yes No Unknown
- Other: _____ Yes No Unknown

~~Comments:~~ _____

Source of information: Seller and Brokers.

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: unknown By: unknown

Results: negative

If applicable, what remedial steps were taken? none suggested.

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

~~Results/Comments:~~ _____

Source of information: Seller and Brokers.

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 Unknown~~

~~Are test results available? Yes No~~

~~Results/Comments:~~ _____

Source of information: Seller and Brokers.

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

~~Comments:~~ _____

Source of information: Seller and Broker.

Buyer Initials _____

Seller Initials

^{Initial}
CTM

PROPERTY LOCATED AT: 120 Guptil Farm, Ellsworth, ME

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 No

Comments: _____

Source of information: Seller and Brokers.

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: Seller and Brokers.

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

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: See Deed

Source of information: Public information

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): _____

Source of information: Seller and Brokers.

Buyer Initials _____

Seller Initials CTM

PROPERTY LOCATED AT: 120 Guptil Farm, Ellsworth, ME

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

~~If Yes, explain:~~ _____

Have any flood events affected a structure on the property? Yes No Unknown

~~If Yes, explain:~~ _____

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

~~If Yes, explain:~~ _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

~~If Yes, indicate the dates of each claim.~~ _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

~~If Yes, indicate the date of each payment.~~ _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

~~If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?~~

Relevant Panel Number. 230066 Year. 2025 (Attach a copy)

Comments: _____

Source of Section VI information: **public information**

Buyer Initials _____

Seller Initials CTM

PROPERTY LOCATED AT: 120 Guptil Farm, Ellsworth, ME

SECTION VII - GENERAL INFORMATION

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 Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? Yes No Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: @1998 What year did Seller acquire property? 2004

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: none noticed

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: _____

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:

Mobile Home Yes No Unknown

Modular 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: none aware of.

Comments: _____

Source of Section VII information: Seller and Brokers.

Buyer Initials _____

Seller Initials

^{Initial}
CM

PROPERTY LOCATED AT: 120 Guptil Farm, Ellsworth, ME

SECTION VIII - ADDITIONAL INFORMATION

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.

Signed by: 4/7/2025

SELLER _____ DATE
33831831 REG4A8...
Bronwyn E. Umphrey by Caitlin Meredith as Agent

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

National Flood Hazard Layer FIRMette

66°28'4"W 44°33'47"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone 2)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
- Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRs
- Area of Undetermined Flood Hazard (Zone C)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/7/2025 at 4:39 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



66°27'26"W 44°33'22"N



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Bronwyn E. Umphrey by Caitlin Meredith as Agent (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 120 Guptil Farm, Ellsworth, ME

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

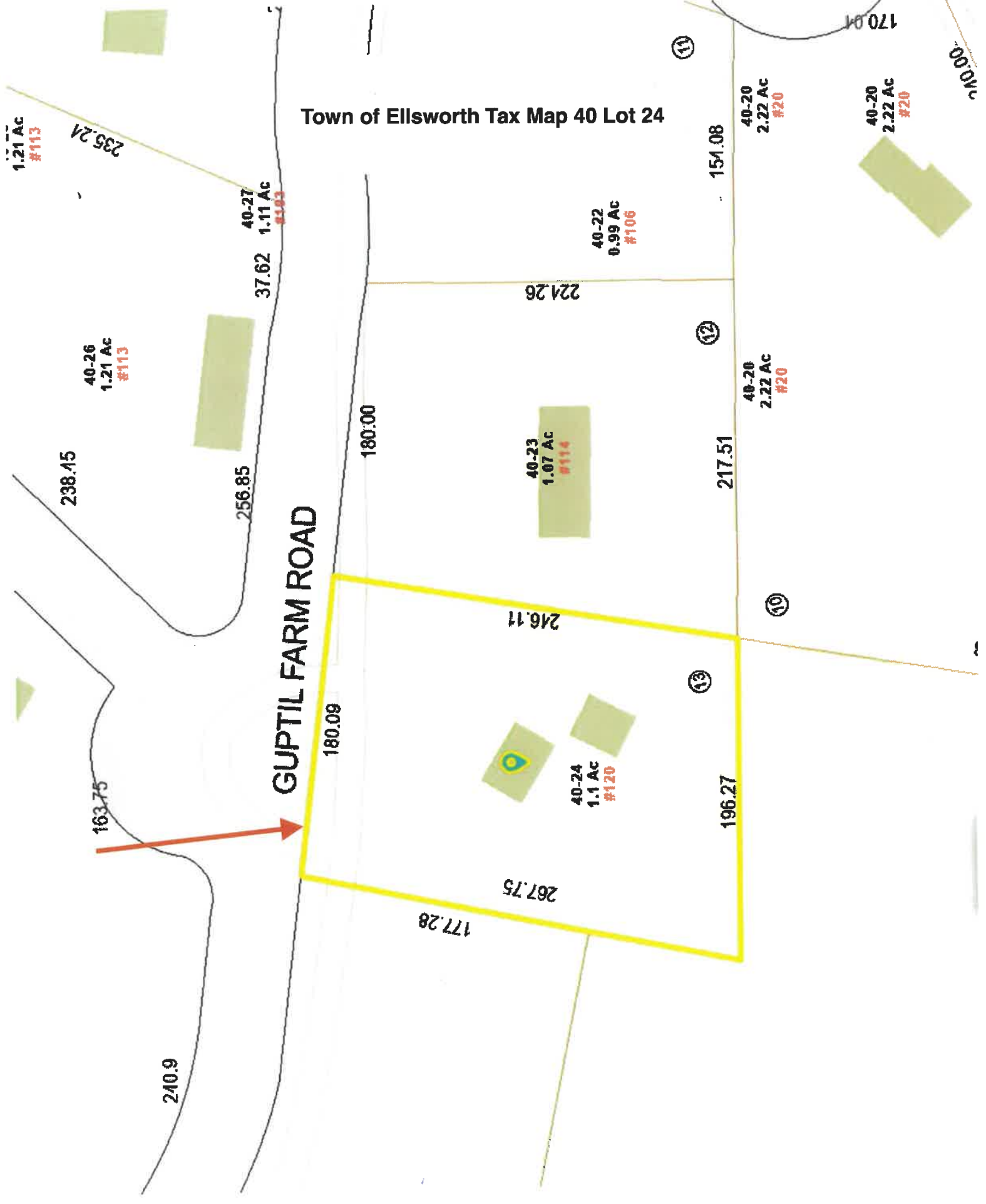
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	Signed by: <u>C. Meredith</u>	Date	4/7/2025
Buyer	Date	Seller: <u>Bronwyn E. Umphrey by Caitlin Meredith as Agent</u>	Date	
Buyer	Date	Seller	Date	
Buyer	Date	Seller	Date	
Agent	Date	Signed by: <u>Susan Ferrante-Collier</u>	Date	4/7/2025
Agent	Date	Signed by: <u>Bonnie Ray</u>	Date	4/7/2025
Agent	Date	Agent: <u>Susan Ferrante-Collier and Bonnie Ray</u>	Date	



Town of Ellsworth Tax Map 40 Lot 24

GUPTIL FARM ROAD



C. **Neighborhood (N).** The purpose of this zone is to recognize those transition areas and provide for a well-planned compatible mixed use environment. It encourages a combination of land uses which might normally be regarded as incompatible. Uses locating in this zone shall be landscaped to ensure compatibility and screening. This purpose of this zone is to protect existing and attract new residential neighborhoods. It is either served or has the potential to be served by public water and sewer.

307. Table of Use Regulations.

	GROWTH AREAS										RURAL AREAS	
	DT Downtown	U Urban	N Neighborhood	C Commercial	CP Commerce Park	I Industrial	BP Business Park	R Rural	DW Drinking Water			
RESIDENTIAL/LODGING												
Accessory Dwelling	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	Y
Boarding House/Congregate Housing/Assisted Living Facility	Y	Y	Y	N	N	N	N	Y	Y	N	Y	N
Campground	N	Y	N	N	N	N	N	Y	Y	Y	Y	N
Campsite	N	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y
Dwelling	Y	Y	Y	N	N	N	N	Y	Y	Y	Y	Y
Single Family Detached/Attached	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y
Multi-Family - 3 to 6 units	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y
Multi-Family - 7 or more units	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	N
Homeless Shelter	Y	Y	Y	N	N	N	N	Y	Y	Y	Y	N
Mobile Home	N	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y
Mobile Home Park	N	Y	N	N	N	N	N	Y	Y	Y	Y	N
Lodging	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y
Bed and breakfast	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y
Hotel/motel	Y	Y	N	Y	N	N	N	Y	Y	Y	Y	Y
INSTITUTIONAL, SOCIAL & PUBLIC SERVICES/FACILITIES												
Business and Trade School	Y	Y	Y	N	Y	Y	N	Y	Y	Y	Y	Y
Cemetery, private	N	Y	Y	N	N	N	N	Y	Y	Y	Y	Y
Day Care	Y	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y
Educational Institution	Y	Y	Y	N	N	Y	N	Y	Y	Y	Y	Y
Religious Institution	Y	Y	Y	N	N	Y	N	Y	Y	Y	Y	Y
Special Uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Telecommunication Tower	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y

307. Table of Use Regulations - continued

	GROWTH AREAS										RURAL AREAS			Shoreland Zones 408.8	
	DT Downtown	U Urban	N Neighborhood	C Commercial	CP Commerce Park	I Industrial	BP Business Park	R Rural	DW Drinking Water	RP OR SP	ALL OTHER SZ				
RURAL/RECREATION															
Agricultural Activity	N	Y	Y	N	N	N	N	Y	Y						
Boat Launch, Private and/or Commercial	N	N	N	N	N	N	N	N	N						
Boat Launch, Public	Y	N	Y	N	N	N	N	Y	Y						
Feedlot, Agricultural	N	N	Y	N	N	N	N	Y	Y						
Golf Course	N	N	Y	N	N	N	N	Y	Y						
Junkyard	N	N	N	N	N	Y	N	Y	Y						
Landing Area	N	N	N	N	N	N	N	Y	Y						
Marina	Y	N	Y	N	N	N	N	Y	Y						
Mineral Extraction	N	N	N	N	N	Y	N	Y	Y						
Sawmill	N	N	N	N	N	Y	N	Y	Y						
Stable	N	N	Y	N	N	N	N	Y	Y						
Timber Harvesting	N	Y	Y	Y	Y	Y	Y	Y	Y						
COMMERCIAL/INDUSTRIAL USES															
Agriculture and Processing, Commercial	Y	N	N	N	Y	Y		Y	Y						
Animal Hospital	N	Y	N	Y	N	Y		Y	Y						
Automobile Sales, Repair, and Leasing - Major	N	Y	N	Y	N	Y		N	Y						
Automobile Sales, Repair, and Leasing - Minor	Y	Y	N	Y	N	Y		Y	Y						
Bulk Storage	N	N	N	N	N	Y		Y	Y						
Bulk Tank Facility	N	N	N	Y	N	Y		N	N						
Commercial Use	Y	Y	N	Y	N	Y		Y	Y						
Convenience Store	Y	Y	Y	Y	N	N		Y	Y						
Custom Manufacturing	Y	Y	Y	Y	Y	Y		Y	Y						
Equipment Sales and Rental	N	Y	N	Y	N	Y		Y	Y						
Gas Station	Y	Y	N	Y	N	Y		Y	Y						
Energy storage Systems, Stand-alone*	N	N	N	N	N	Y		N	N						
Essential Services	Distribution	Y	Y	Y	Y	Y		Y	Y					CEO	YES
	Transmission	Y	Y	Y	Y	Y		Y	Y					PB	PB
	Facilities	Y	Y	Y	Y	Y		Y	Y					PB	PB/NO

307. Table of Use Regulations - continued	GROWTH AREAS										RURAL AREAS			Shoreland Zones 408.8	
	DT Do wnt own	U urban	N Neighborhood	C Commercial	CP Commerce Park	I Industrial	BP Busine Park	R Rura l	DW Drinki ng Water	RP OR SP	ALL OTHER SZ				
Industrial Service Industry, Heavy Industry, Light	Y	Y	N	Y	N	Y	Y	Y	Y	NO	NO	NO	NO	NO	NO
Laboratory, Research, and Development Facility	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Personal Service Establishment	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Medical Marijuana Primary Caregiver Operation (cultivation, production, dispensing, and all related activities) Outside the Primary Residence and collectives	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Processing, Fish Wholesale	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Professional Establishment	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Restaurant/Bar and/or Cocktail Lounge	Y	Y	N	Y	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Shopping Center	N	Y	N	Y	N	N	Y	N	N	N	N	N	N	N	N
Small	N	Y	N	Y	N	N	Y	N	N	N	N	N	N	N	N
Community	N	N	N	Y	N	N	Y	N	N	N	N	N	N	N	N
Big Box	N	N	N	Y	N	N	Y	N	N	N	N	N	N	N	N
Solar Energy System, Stand-alone*	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Small-Scale	N	Y	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Medium-Scale	N	Y	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Large-Scale	N	Y	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Warehouse	N	Y	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

* Accessory Uses are considered as part of the principal use for zoning purposes including allowable locations.

308. DIMENSIONAL REQUIREMENTS. The following table shall govern dimensional requirements in the various zoning districts:

Table of Dimensional Requirements									
Zoning Districts	Minimum Lot Size (square feet)	Minimum Road Frontage (feet)	Minimum Lot Width (feet)	Minimum Building Setback			Maximum Height (feet)	Units per Acre	Other Requirements
				Front (feet)	Side (feet)	Back (feet)			
Downtown (DT)	NA	NA	NA	*No front setback requirements except buildings fronting on Main Street between the Union River and High Street shall have a minimum building height of 25 ft with 0 ft front setback (built at the property line) and a maximum building height of 60 ft. Building with a height greater than 25 ft shall benefit from an enclosure ratio of 1:1.5	0	0	*Maximum height of 48 ft except for buildings between the Main Street and High Street shall have a minimum building height of 25 ft with 0 ft front setback (built at the property line) and a maximum building height of 60 ft. Building with a height greater than 25 ft shall benefit from an enclosure ratio of 1:1.5.	NA	1. Lot Landscaping 2. Focus on parking lot location Ch. 56 section 1102.5 and on Cross Access Ch. 56 Section 910.4. 3. Drive-in facilities shall be located behind the building and pedestrian circulation shall be protected from auto traffic.
Urban (U)	10,000	18	100	NA	5	5	60	NA	
Neighborhood (N)	20,000	50	100	20	10	20	NA	10	
Industrial (I)	0	0	100	0	0	0	65	NA	
Business Park (BP)	0	0	100	0	0	0	65	NA	
Rural (R)	40,000	50	100	20	15	15	35	6	
Drinking Water (DW)	80,000	50	100	50	15	20	48 feet except that there is a side and rear setback enclosure ratio of 10:1 for every foot of height over 35 feet.	0.5	
Commerce Park (CP)	40,000	100	100	40	20	20	65	NA	
Commercial (C)	20,000	100	100	0	10	10	65	NA	75 % maximum impervious surface

*Exempts single family attached and detached

Projects shall meet State law for minimum lot size or requirements for smaller lots, and for subsurface wastewater disposal Setbacks apply to structures, accessways excluding driveways, parking lots and stormwater retention facilities.

The minimum frontage for a lot serviced by a subsurface wastewater disposal system is 100 feet.

An access serving two houses or less is referred to as a residential driveway and minimum road frontage does not apply.

Special Uses have to meet setbacks but do not have to meet the lot size

Enclosure Ratio is the ratio of building height to the distance between building and the center of the right-of-way; for every foot of height you get 1.5 foot of setback.



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.

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 Department of Health
and Human Services
Division of Environmental Health



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 _____

on behalf of _____
Licensee's Name
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.