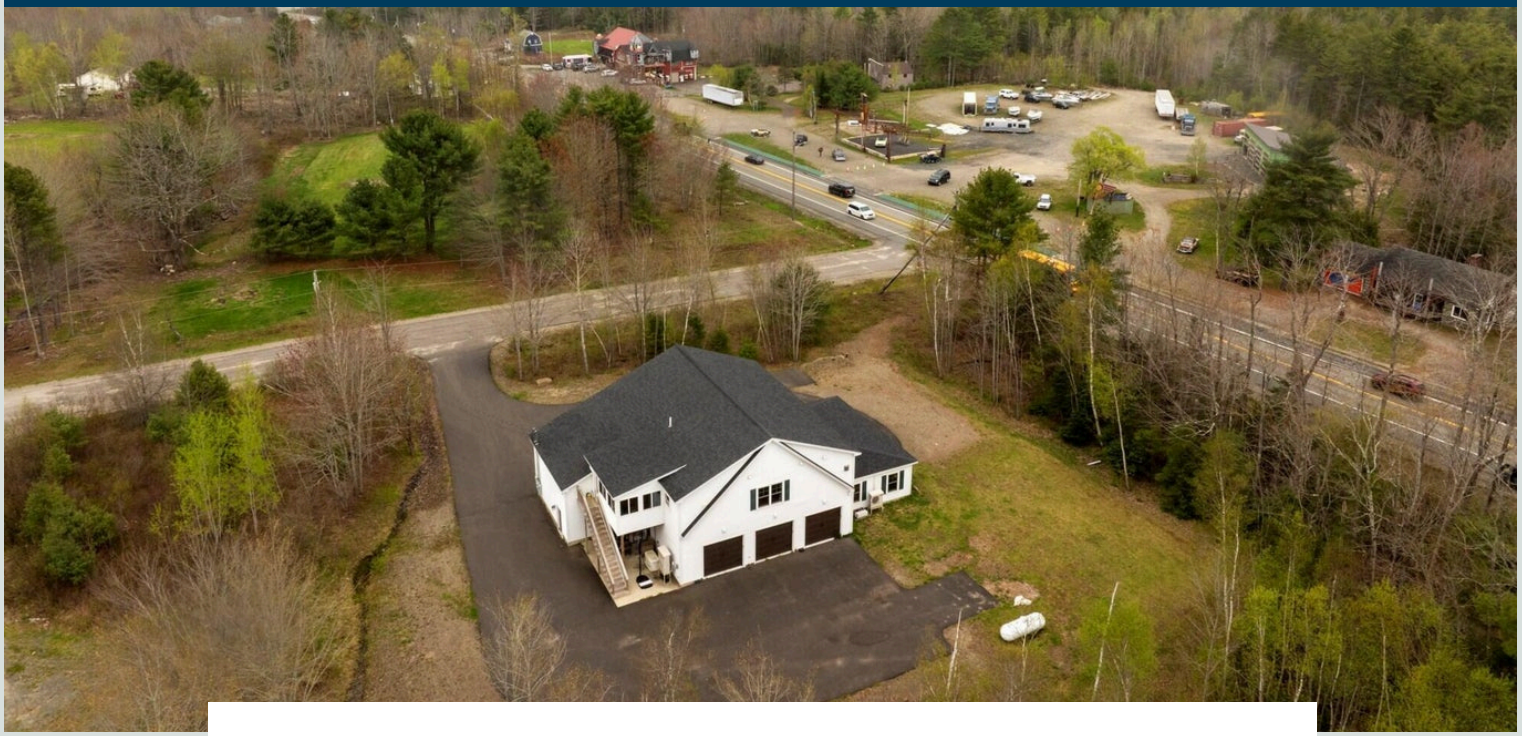
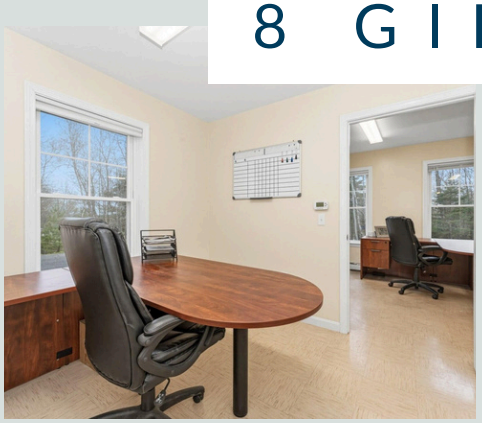
MIXED USE COMMERCIAL



8 GILPATRICK ROAD







TURN-KEY AND READY TO GO!

Exceptional mixed-use offering on the Bangor Road in Ellsworth, built in 2018 and maintained in outstanding condition. This property combines high-quality commercial space, expansive heated garage storage, and a beautifully finished residential unit, creating endless possibilities for business owners, car collectors, hobbyists, or entrepreneurs seeking a live/work setup.

8 Gilpatrick Road
Ellsworth

MLS #: 1665898

$850,000

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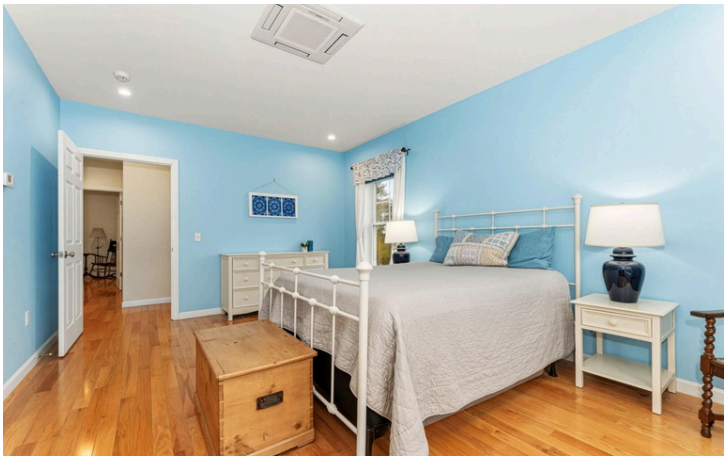
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8 GILPATRICK ROAD

ELLSWORTH, MAINE



ELEVATOR + STAIRS TO APARTMENT



APARTMENT PRIMARY ENSUITE BEDROOM



APARTMENT SUNROOM



APARTMENT LIVING ROOM



APARTMENT KITCHEN



EXTERIOR REAR FACADE

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Public Detail Report

MLS #: 1665898
Status: Active
Directions: GPS accommodating

County: Hancock
Property Type: Commercial

List Price: $850,000
Original List Price: $875,000



8 Gilpatrick Road
Ellsworth, ME 04605-4115

List Price: $850,000
MLS#: 1665898



General Information

Year Built +/-: 2018
Sub-Type: Mixed Use
Levels: Multi-Level

Lot Size Acres +/-: 2.75

Sqft Fin Total+/-: 2,600

Land Information

Leased Land: No
Surveyed: No
Lot Size Acres +/-: 2.75

Waterfront: No
Water Views: No

Zoning: (R) Rural
Zoning Overlay: Unknown

Interior Information

Total SqFt: 2,600

Total # Floors: 0

Year Built +/-: 2018
Year Renovated +/-: 0

Property Features

Building Features: Elevator Passenger; Generator
Parking: 5 - 10 Spaces
Electric: Circuit Breakers
Gas: No Gas

Basement: Slab
Construction: Wood Frame
Foundation Materials: Slab
Exterior: Vinyl Siding
Roof: Shingle

Heat System: Baseboard; Heat Pump; Radiant
Heat Fuel: Propane
Water: Private; Well
Sewer: Private Sewer; Septic Design Available
Accessibilitiy Amenities: Elevator/Chair Lift

Tax/Deed Information

Book/Page 6809/147-150

Full Tax Amt/Yr: $9,492/ 2024

Map/Block/Lot: 58//24
Tax ID: ELLH-000058-000024

Remarks

Remarks: Exceptional mixed-use offering on the Bangor Road in Ellsworth, built in 2018 and maintained in outstanding condition. This property combines high-quality commercial space, expansive heated garage storage, and a beautifully finished residential unit, creating endless possibilities for business owners, car collectors, hobbyists, or entrepreneurs seeking a live/work setup.

LO: The Knowles Company

Listing provided courtesy of:

The Knowles Company
One Summit Road
Northeast Harbor, ME 04662
207-276-3322
207-276-3322
info@knowlesco.com

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PROPERTY LOCATED AT: **8 Gilpatrick Rd, Ellsworth, 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: **2018** 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: **SE corner of lot between driveway and Gilpatrick**

Installed by: **Unknown**

Date of Installation: **2018**

USE: Number of persons currently using system: **2**

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

Comments: **During business use ave. 10 ppl using system**

Source of Section I information: **Seller**

Buyer Initials _____ _____ _____ _____ Seller Initials Initial Initial _____ _____

PROPERTY LOCATED AT: **8 Gilpatrick Rd, Ellsworth, 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:
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other:

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other:

Location: **NW of building** OR ☐ Unknown

Date installed: **2018** Date last pumped: -- 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: ---- Name of company servicing tank: ---

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **NW of building**

Date of installation of leach field: **2018** Installed by: **Unknown**

Date of last servicing of leach field: --- 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: **None**

Source of Section II information: **Town record; seller**

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PROPERTY LOCATED AT: **8 Gilpatrick Rd, Ellsworth, 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	**Hot Water Bbrd**	**Heat Pumps**		
Age of system(s) or source(s)	**2018**	**2018**		
TYPE(S) of Fuel	**Propane**	**Electric**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)		**160/mo**		
Name of company that services system(s) or source(s)	**Hometown Propane**	**Dave's World**		
Date of most recent service call	**12/31/2020**	**2026**		
Malfunctions per system(s) or source(s) within past 2 years	**none**	**none**		
Other pertinent information				

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [X] Yes [ ] No [ ] Unknown

Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown

Chimney(s): ..... [ ] Yes [X] 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:~~ _____

~~Date chimney(s) last cleaned:~~ _____

Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown

~~Has vent(s) been inspected?~~ ..... ~~[ ] Yes [ ] No [ ] Unknown~~

~~If Yes, date:~~ _____

Comments: **None**

Source of Section III information: **Seller**

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 [X] No [ ] Unknown

If Yes, are tanks in current use? ..... [ ] Yes [X] 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 [X] No [ ] Unknown

Are tanks registered with DEP? ..... [ ] Yes [X] No [ ] Unknown

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

~~Location:~~ _____

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

Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ Unknown

Comments: **None**

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	☐ 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: **None**

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 ☐ Unknown~~

~~Are test results available? ..... ☐ Yes ☐ No~~

~~Results/Comments: _____~~

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 ☐ Unknown~~

~~Are test results available? ..... ☐ Yes ☐ No~~

~~Results/Comments: _____~~

Source of information: **Seller**

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

Comments: **None**

Source of information: **Seller**

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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: **None**

Source of information: **Seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☒ Yes	☐ No	☐ Unknown
LAND FILL:	☐ Yes	☒ No	☐ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☒ No	☐ Unknown

Other: **Pest control products were properly contained and stored on property**

Source of information: **Seller**

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:~~

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):~~

Source of information: **Seller**

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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: **23009C0753D** Year: **2016** (Attach a copy)

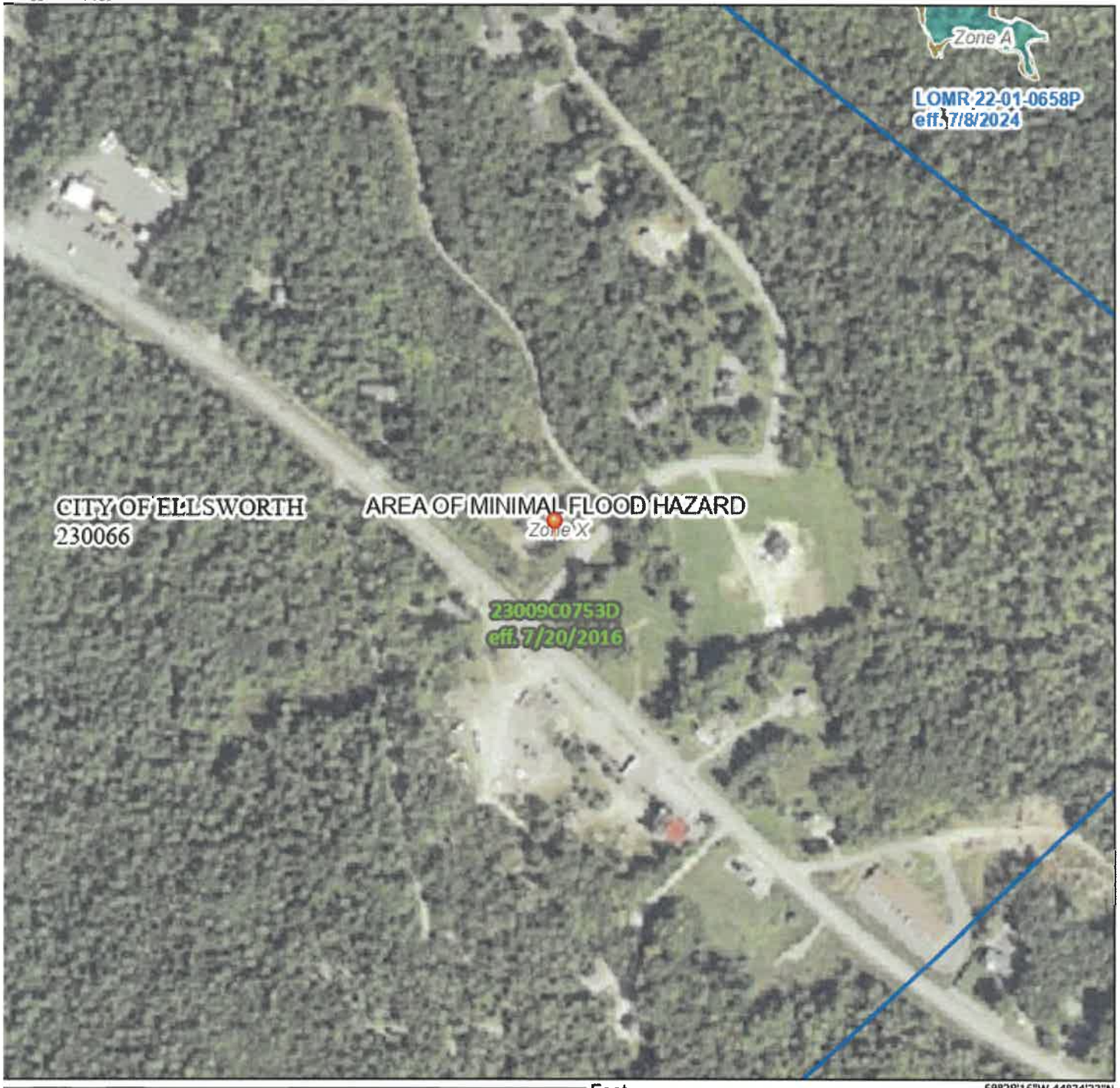
Comments: **None**

Source of Section VI information: **Seller; FEMA website**

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National Flood Hazard Layer FIRMette

FEMA



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, Ar of 1% annual chance flood with avera depth less than one foot or with draina areas of less than one square mile *Zor*
  - 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*
- **OTHER AREAS**
  - NO SCREEN — Area of Minimal Flood Hazard *Zone X*
  - Effective LOMRs
  - Area of Undetermined Flood Hazard *Z*
- **GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- **OTHER FEATURES**
  - 20.2 — Cross Sections with 1% Annual Chanc
  - 17.5 — Water Surface Elevation
  - Coastal Transect
  - 513 — 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

N

The pin displayed on the map is an approxima point selected by the user and does not repre 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 5/25/2026 at 9:34 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.

PROPERTY LOCATED AT: **8 Gilpatrick Rd, Ellsworth, ME 04605**

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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ 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: **Propane tanks**

Year Principal Structure Built: **2018** What year did Seller acquire property? **2018**

Roof: Year Shingles/Other Installed: **2018**

Water, moisture or leakage: **none**

Comments: **None**

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: **Concrete slab**

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

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

Comments: **None**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: **200 Amp**

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: **None**

Buyer Initials _____ Seller Initials Initial Initial SK K

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PROPERTY LOCATED AT: **8 Gilpatrick Rd. Ellsworth, ME 04605**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **None known**

Comments: **None**

Source of Section VII information: **Seller**

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: 5/22/2026		Signed by: 5/23/2026	
SELLER	DATE	SELLER	DATE
Ken A. Colpaert		**Suzanne H. Kane**	
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

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **KEN A. COLPAERT, SUZANNE H. KANE** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **8 GILPATRICK ROAD, ELLSWORTH, 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).

_____

_____

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

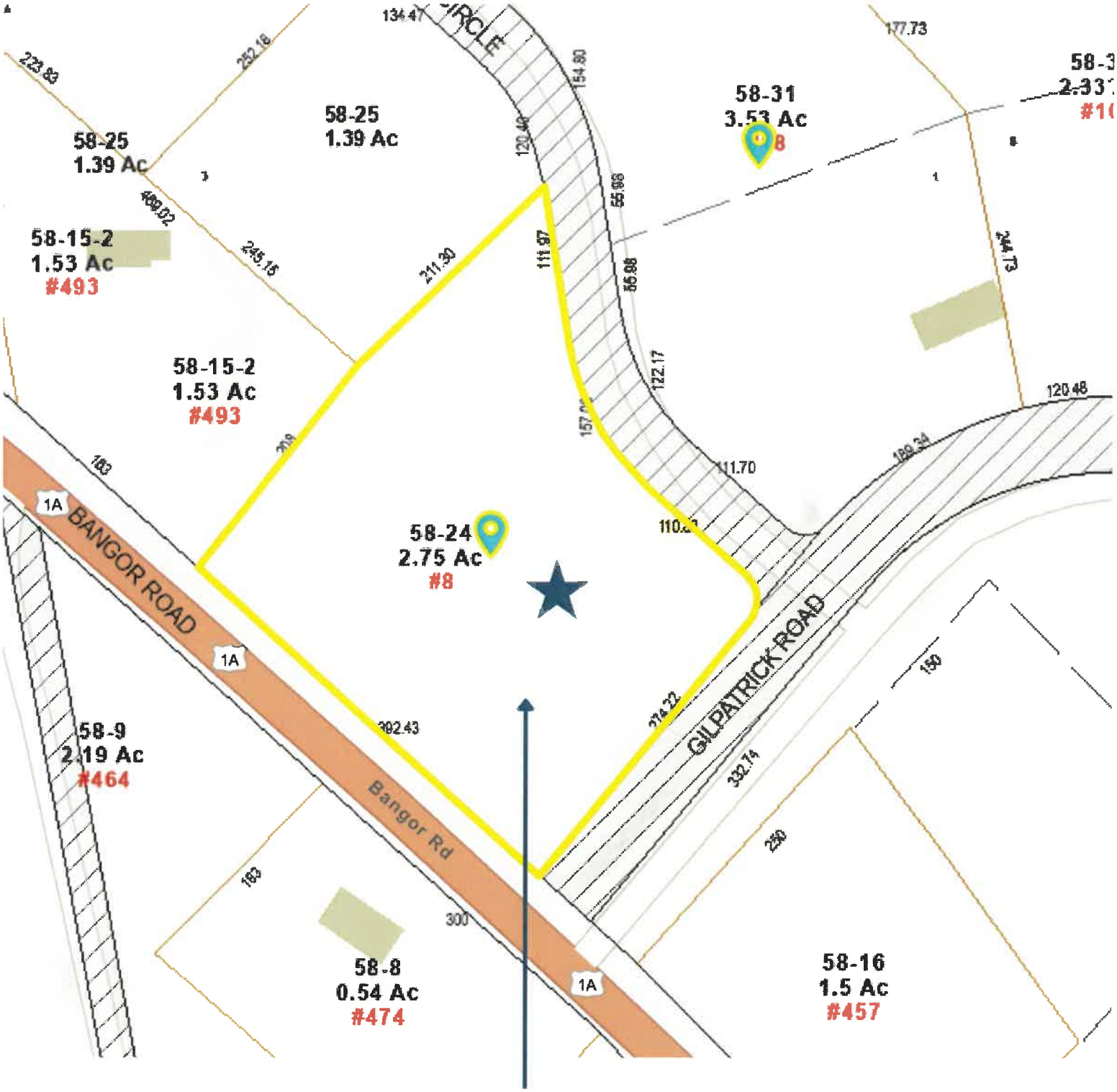
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	Seller KEN A. COLPAERT	5/25/2026 Date
Buyer	Date	Seller SUZANNE H. KANE	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent MEGAN MOORE, BONNIE RAY	5/25/2026 Date

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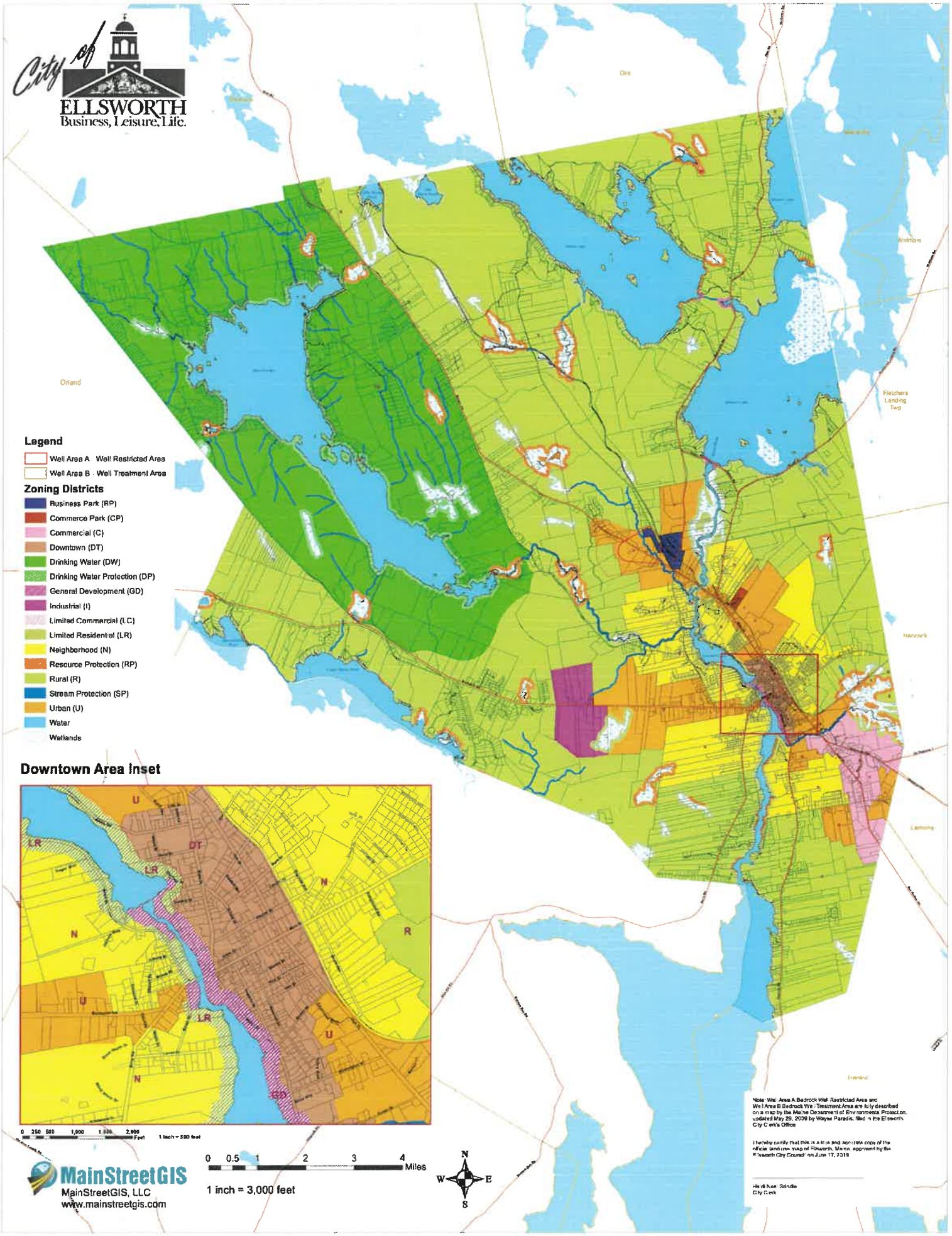
EQUAL HOUSING OPPORTUNITY



8 GILPATRICK ROAD
ELLSWORTH, ME

TAX MAP 58/LOT 24

City of Ellsworth Official Land Use Map



307. Table of Use Regulations. [partial]		GROWTH AREAS							RURAL AREAS		SHORELAND ZONES 408.8	
		DT Down town	U Urban	N N'hood	C Comm.	CP Commerce Park	I Indus.	BP Business Park	R Rural	DW Drinking Water	RP or SP	All Other SZ
COMMERCIAL/INDUSTRIAL USES												
Commercial Use		Y	Y	N	Y	N	Y	Y	Y	Y	NO	CEO/NO
Convenience Store		Y	Y	Y	Y	N	N	N	Y	Y		
Custom Manufacturing		Y	Y	Y	Y	Y	Y	Y	Y	Y		
Equipment Sales and Rental		N	Y	N	Y	N	Y	Y	Y	Y		
Gas Station		Y	Y	N	Y	N	Y	N	Y	N		
Energy Storage Systems, Stand-alone*		N	N	N	N	N	Y	Y	N	N		
Essential Services	Distribution	Y	Y	Y	Y	Y	Y	Y	Y	Y	CEO	YES
	Transmission	Y	Y	Y	Y	Y	Y	Y	Y	Y	PB	PB
	Facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	PB	PB/NO
Industrial Service		Y	Y	N	Y	N	Y	Y	Y	Y	NO	CEO/NO
Industry, Heavy		N	N	N	N	N	Y	Y	N	N	NO	CEO/NO
Industry, Light		N	Y	N	Y	Y	Y	Y	Y	Y	NO	CEO/NO
Laboratory, Research, and Development Facility		Y	Y	N	Y	Y	Y	Y	Y	N		
Personal Service Establishment		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		
Processing, Fish Wholesale		Y	N	N	N	Y	Y	Y	Y	Y		
Professional Establishment		Y	Y	Y	Y	Y	Y	Y	Y	Y		
Restaurant/Bar and/or Cocktail Lounge		Y	Y	N	Y	N	N	N	Y	Y		
Shopping Center	Small	N	Y	N	Y	N	N	N	Y	N		
	Community	N	Y	N	Y	N	N	N	N	N		
	Big Box	N	N	N	Y	N	N	N	N	N		
Solar Energy System, Stand-alone*	Small-Scale	Y	Y	Y	Y	N	Y	Y	Y	Y		
	Medium-Scale	N	Y	N	Y	N	Y	Y	Y	Y		
	Large-Scale	N	Y	N	Y	N	Y	Y	Y	Y		
Warehouse		N	Y	N	Y	N	Y	Y	Y	Y		

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

*[**Shoreland Zone (SZ) Note:** No changes are proposed at this time in the SZ. Stand-alone Energy Storage Systems and Solar Energy Systems will continue to be treated as "Commercial" or "Industrial" Uses in Table of Land Uses 408.8. We can add these items next time we revise Article 4 if desired. This will involve approval by Maine DEP. Essential Services are already listed in SZ Table 408.8.]*

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
Boarding House/Congregate Housing/Assisted Living Facility		Y	Y	Y	N	N	N	N	Y	N
Campground		N	Y	N	N	N	N	N	Y	N
Campsite		N	Y	Y	Y	N	N	N	Y	Y
Dwelling	Single Family Detached/Attached	Y	Y	Y	N	N	N	N	Y	Y
	Multi-Family - 3 to 6 units	Y	Y	Y	Y	N	N	N	Y	Y
	Multi-Family - 7 or more units	Y	Y	Y	Y	N	N	N	N	N
Homeless Shelter		Y	Y	Y	N	N	N	N	Y	N
Mobile Home		N	Y	Y	Y	N	N	N	Y	Y
Mobile Home Park		N	Y	N	N	N	N	N	Y	N
Lodging	Bed and breakfast	Y	Y	Y	Y	N	N	N	Y	Y
	Hotel/motel	Y	Y	N	Y	N	N	N	Y	Y
INSTITUTIONAL, SOCIAL &PUBLIC SERVICES/FACILITIES										
Business and Trade School		Y	Y	Y	N	Y	Y	Y	Y	Y
Cemetery, private		N	Y	Y	N	N	N	N	Y	Y
Day Care		Y	Y	Y	Y	N	Y	N	Y	Y
Educational Institution		Y	Y	Y	N	N	Y	N	Y	Y
Religious Institution		Y	Y	Y	N	N	N	N	Y	Y
Special Uses		Y	Y	Y	Y	Y	Y	Y	Y	Y
Telecommunication Tower		N	Y	Y	Y	N	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	N		
Golf Course		N	N	Y	N	N	N	N	Y	N		
Junkyard		N	N	N	N	N	Y	N	Y	N		
Landing Area		N	N	N	N	N	N	N	Y	Y		
Marina		Y	N	Y	N	N	N	N	Y	N		
Mineral Extraction		N	N	N	N	N	Y	N	Y	N		
Sawmill		N	N	N	N	N	Y	Y	Y	N		
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	Y		
Animal Hospital		N	Y	N	Y	N	Y	N	Y	N		
Automobile Sales, Repair, and Leasing - Major		N	Y	N	Y	N	Y	Y	N	N		
Automobile Sales, Repair, and Leasing - Minor		Y	Y	N	Y	N	Y	Y	Y	Y		
Bulk Storage		N	N	N	N	N	Y	Y	Y	Y		
Bulk Tank Facility		N	N	N	Y	N	Y	Y	N	N		
Commercial Use		Y	Y	N	Y	N	Y	Y	Y	Y	NO	CEO/NO
Convenience Store		Y	Y	Y	Y	N	N	N	Y	Y		
Custom Manufacturing		Y	Y	Y	Y	Y	Y	Y	Y	Y		
Equipment Sales and Rental		N	Y	N	Y	N	Y	Y	Y	Y		
Gas Station		Y	Y	N	Y	N	Y	N	Y	N		
Energy storage Systems, Stand-alone*		N	N	N	N	N	Y	Y	N	N		
Essential Services	Distribution	Y	Y	Y	Y	Y	Y	Y	Y	Y	CEO	YES
	Transmission	Y	Y	Y	Y	Y	Y	Y	Y	Y	PB	PB
	Facilities	Y	Y	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 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
Industrial Service		Y	Y	N	Y	N	Y	Y	Y	Y	NO	CEO/NO
Industry, Heavy		N	N	N	N	N	Y	Y	N	N	NO	CEO/NO
Industry, Light		N	Y	N	Y	Y	Y	Y	Y	Y	NO	CEO/NO
Laboratory, Research, and Development Facility		Y	Y	N	Y	Y	Y	Y	Y	N		
Personal Service Establishment		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		
Processing, Fish Wholesale		Y	N	N	N	Y	Y	Y	Y	Y		
Professional Establishment		Y	Y	Y	Y	Y	Y	Y	Y	Y		
Restaurant/Bar and/or Cocktail Lounge		Y	Y	N	Y	N	N	N	Y	Y		
Shopping Center	Small	N	Y	N	Y	N	N	N	Y	N		
	Community	N	Y	N	Y	N	N	N	N	N		
	Big Box	N	N	N	Y	N	N	N	N	N		
Solar Energy System, Stand-alone*	Small-Scale	Y	Y	Y	Y	N	Y	Y	Y	Y		
	Medium-Scale	N	Y	N	Y	N	Y	Y	Y	Y		
	Large-Scale	N	Y	N	Y	N	Y	Y	Y	Y		
Warehouse		N	Y	N	Y	N	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 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.	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.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Div. Environmental Health, 11 SHS
(207) 287-2070 FAX (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation: ELLSWORTH
Street or Road: ROUTE 1A
Subdivision, Lot #: REMAINING LAND OF NORTH ELLSWORTH ESTATES

OWNER/APPLICANT INFORMATION

Name (last, first, MI): COLPAERT, KEN — ☒ Owner ☐ Applicant
Mailing Address of ☒ Owner ☐ Applicant: 22 NATHAN CUTLER DRIVE, BEDFORD NH 03110
Daytime Tel #:

ELLSWORTH PERMIT # 6193

Town/City: TOWN
DATE 11/6/17 FEE $ 265.00 DBL
Date Permit Issued: DWIGHT TILTON #628 — Fee Charged ( )
LORETTA ROBERTS #1092
Local Plumbing Inspector Signature
Fee: $_____ state min. fee $_____ Locally adopted fee
Copy: ☐ Owner ☐ Town ☐ State

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

Municipal Tax Map # 58 Lot # 24

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.

Signature of Owner or Applicant — Date

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with Subsurface Wastewater Disposal Rules Application. AFFIDAVIT (1st Date Approved)

Local Plumbing Inspector Signature — 12-1-17 (2nd Date Approved)

PERMIT INFORMATION

TYPE OF APPLICATION

☒ 1. First Time System
☐ 2. Replacement System
Type Replaced: _____
Year Installed: _____
☐ 3. Expanded System
☐ a. Minor Expansion <25%
☐ b. Major Expansion ≥ 25%
☐ 4. Experimental System
☐ 5. Seasonal Conversion

SIZE OF PROPERTY

37 ☐ sq. ft. ☒ acres

SHORELAND ZONING

☐ Yes ☒ No

THIS APPLICATION REQUIRES

☒ 1. No Rule Variance
☐ 2. First Time System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 3. Replacement System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 4. Minimum Lot Size Variance
☐ 5. Seasonal Conversion Permit

DISPOSAL SYSTEM TO SERVE

☒ 1. Single Family Dwelling Unit, No. of Bedrooms: 3
☐ 2. Multiple Family Dwelling, No. of Units: _____
☐ 3. Other: (SPECIFY) _____
Current Use: ☐ Seasonal ☐ Year Round ☒ Undeveloped

DISPOSAL SYSTEM COMPONENT(S)

☒ 1. Complete Non-engineered System
☐ 2. Primitive System (graywater & alt. toilet)
☐ 3. Alternative Toilet, specify: _____
☐ 4. Non-engineered Treatment Tank (only)
☐ 5. Holding Tank, _____ gallons
☐ 6. Non-engineered Disposal Field (only)
☐ 7. Separated Laundry System
☐ 8. Complete Engineered System(2000 gpd or more)
☐ 9. Engineered Treatment Tank (only)
☐ 10. Engineered Disposal Field (only)
☐ 11. Pre-treatment, specify: _____
☐ 12. Miscellaneous components

TYPE OF WATER SUPPLY

TO BE
☒ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private
☐ 4. Public ☐ 5. Other: _____

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

☒ 1. Concrete
☒ a. Regular
☐ b. Low Profile
☐ 2. Plastic
☐ 3. Other: _____
CAPACITY 1000 gallons

SOIL DATA & DESIGN CLASS

PROFILE CONDITION: 3 1 C
at Observation Hole # 1
Depth 16"
OF MOST LIMITING SOIL FACTOR

DISPOSAL FIELD TYPE & SIZE

☒ 1. Stone Bed ☐ 2. Stone Trench
☐ 3. Proprietary Device _____
☐ a. Cluster Array ☐ c. Linear
☐ b. Regular load ☐ d. H-20 load
☐ 4. Other: _____
SIZE 900 ☒ sq. ft. ☐ lin. ft.

DISPOSAL FIELD SIZING

☐ 1. Medium – 2.6 sq. ft./gpd
☒ 2. Medium-Large – 3.3 sq. ft./gpd
☐ 3. Large – 4.1 sq. ft./gpd
☐ 4. Extra Large – 5.0 sq. ft./gpd

GARBAGE DISPOSAL UNIT

☒ 1. No ☐ 2. Yes ☐ 3. Maybe
If Yes or Maybe, specify one below:
☐ a. Multi-compartment Tank
☐ b. _____ Tanks in Series
☐ c. Increase in Tank Capacity
☐ d. Filter on Tank Outlet

EFFLUENT/EJECTOR PUMP

☒ 1. Not Required
☐ 2. May be Required
☐ 3. Required
Specify only for engineered systems
DOSE: _____ gallons

DESIGN FLOW

270 gallons per day
BASED ON
☒ 1. Table 4A (dwelling unit(s))
☐ 2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilities

☐ 3. Section 4G (meter readings)
ATTACH WATER METER DATA

LATITUDE AND LONGITUDE

at center of disposal area
Lat. 44° 34' 46" N
Long. 68° 28' 32" W
If g.p.s. state margin of error

SITE EVALUATOR STATEMENT

I certify that on 7-20-17 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241)

Site Evaluator Signature — SE# 319 — Date 7-26-17
WILLIAM A. LaBELLE, JR. — (207) 537-5900 — labelleseptic@rivah.net
Site Evaluator Name Printed — Telephone Number — E-mail Address

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

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

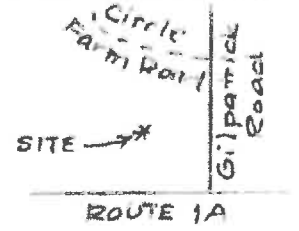
Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
ELLSWORTH	ROUTE 1A	KEN COLPAERT

SITE PLAN — Scale 1" = 50 ft

(SEE ATTACHED SITE PLAN)

SITE LOCATION PLAN
(Attach map from Maine Atlas for First Time System Variance)



SOIL PROFILE DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above or on pg. 2A)

Observation Hole #1 ■ Test Pit ☐ Boring

3 * Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
SANDY STONY GRAVELLY LOAM	FRIABLE	DARK BROWN (10YR 3/3) DARK YEL. BROWN 10YR 3/6	N.E.
	FIRM	OLIVE BROWN (2.5Y 4/4)	PROBABLE

DEPTH BELOW MINERAL SOIL SURFACE (inches): 10, 20, 30, 40, 50

Soil Profile	Classification Condition	Slope	Limiting Factor Depth	
3	C	4-4½%	16"	■ Ground Water ■ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Observation Hole #2 ■ Test Pit ☐ Boring

2 * Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
SANDY STONY LOAM	FRIABLE	DARK YELLOWISH BROWN (10YR 3/4) DARK YELLOWISH BROWN (10YR 3/6)	N.E.
	FIRM		FEW FAINT

DEPTH BELOW MINERAL SOIL SURFACE (inches): 10, 20, 30, 40, 50

Soil Profile	Classification Condition	Slope	Limiting Factor Depth	
3	C	4-4½%	16"	■ Ground Water ■ Restrictive Layer ☐ Bedrock ☐ Pit Depth

W. C. L.
Site Evaluator's Signature

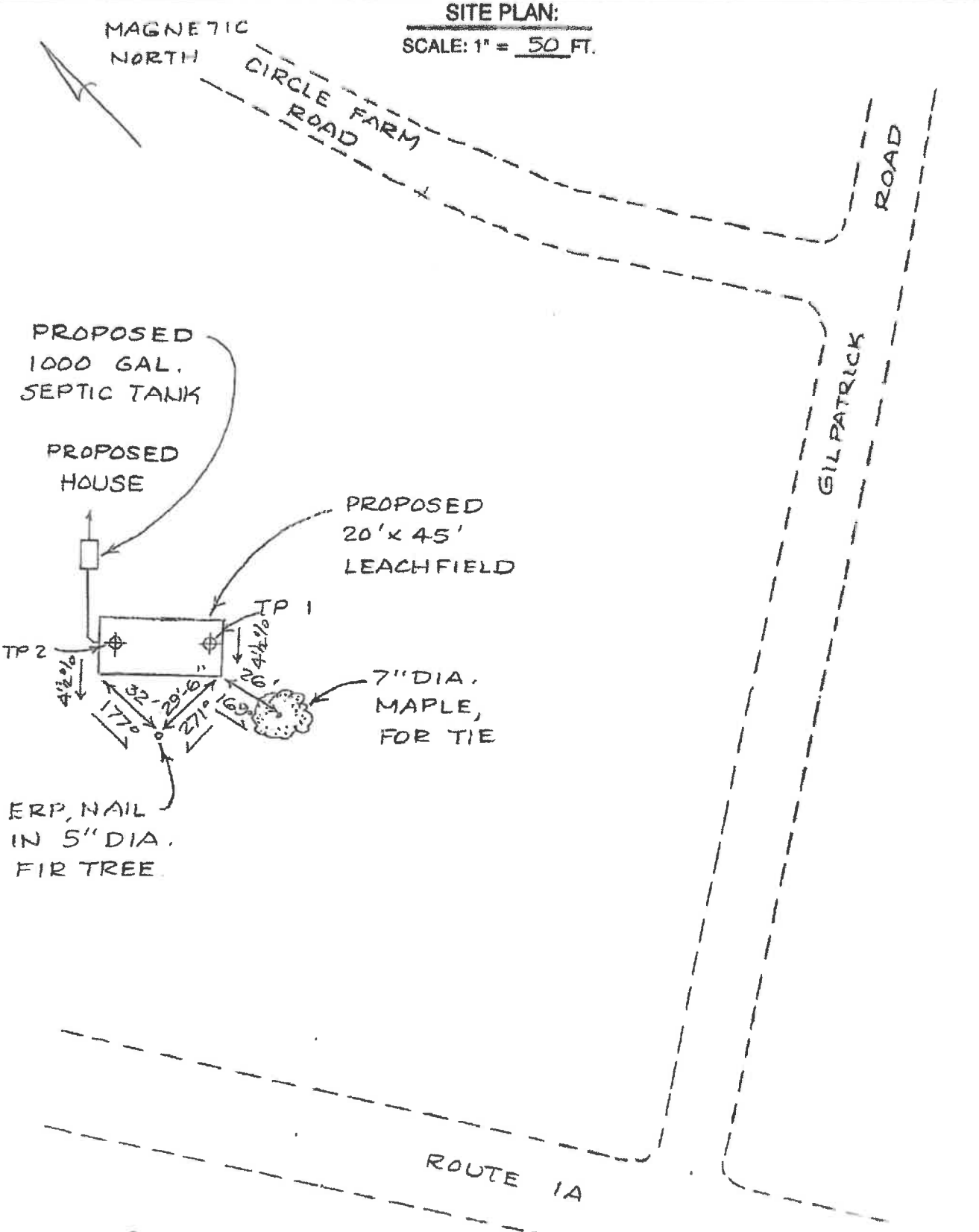
319
S. E. #

7-26-17
Date

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
ELLSWORTH	ROUTE 1A	KEN COLPAERT

SITE PLAN:

SCALE: 1" = 50 FT.



W. C.

Site Evaluator's Signature

319

S.E. #

7-26-17

Date

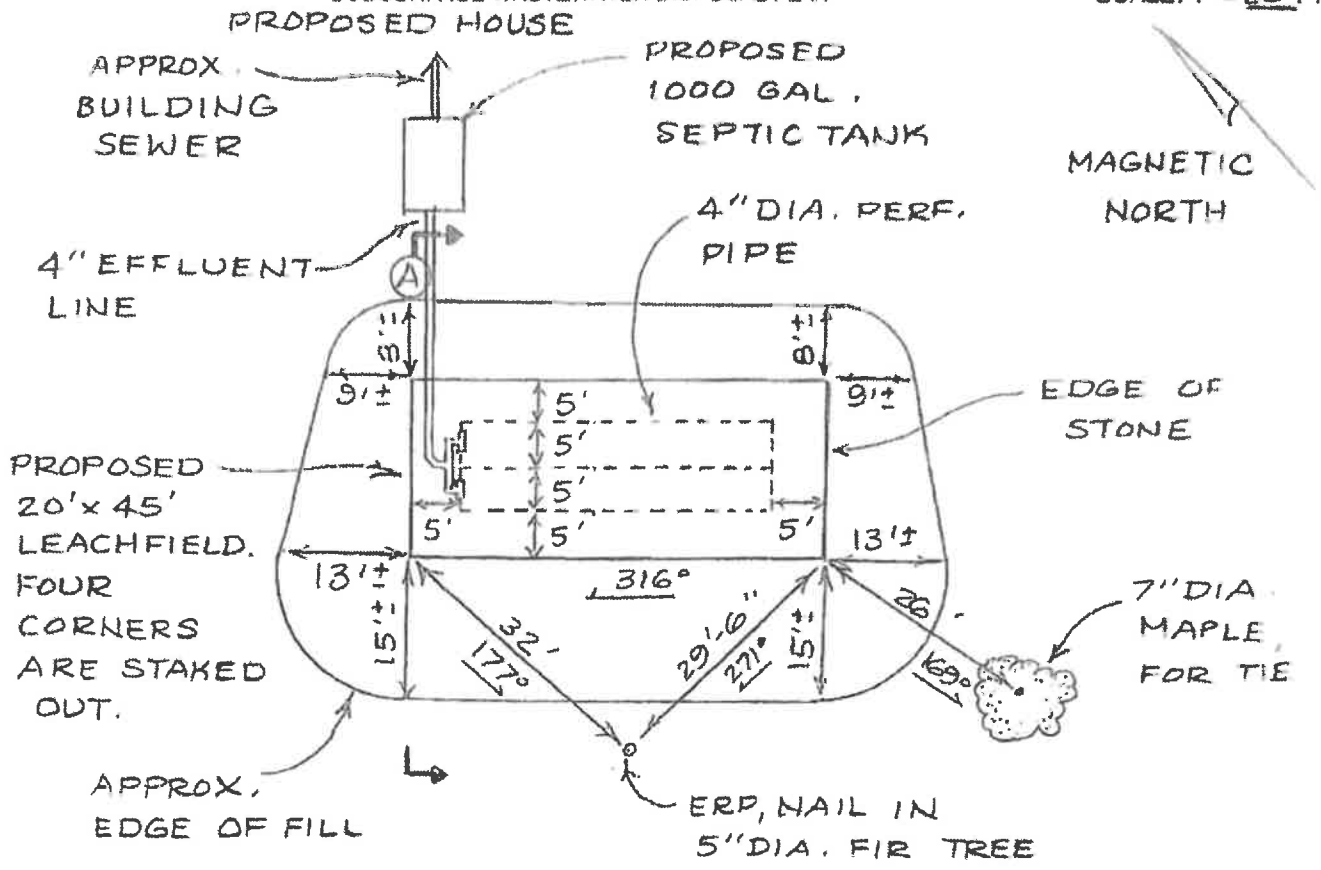
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 FAX: (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
ELLSWORTH	ROUTE 1A	KEN COLPAERT

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 20 FT.



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS	SYSTEM:	PRIV:	ELEVATION REFERENCE POINT
Depth of Backfill (Upslope)	19"	Finished Grade Elevation CROWN	-34"		Location & Description NAIL 81" ABOVE GROUND IN 5" DIA FIR TREE.
Depth of Backfill (Downslope)	30"	Top of Distribution Pipe or Proprietary Device	-49"	N/A	
Depths @ cross-section shown below or on X-sec. detail.		Bottom of Disposal Field	-60"		Reference Elevation is: 0"

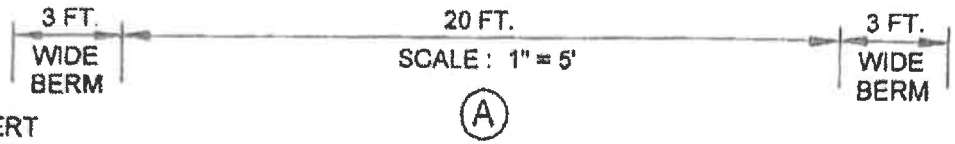
DISPOSAL AREA CROSS SECTION (SEE ATTACHED CROSS SECTION)

NOTES:

1. Tank(s) must be 8' minimum from building.
2. Grade surrounding area to divert surface water away from system.
3. Well to be 51' minimum from septic tank(s) and 100' minimum from disposal field.
4. All work done adjacent to wetlands and water bodies must be done in compliance with section 12 of the Subsurface Wastewater Disposal Rules. Erosion and sediment control measures must be in accordance with the March 2003 edition of the Maine DEP Handbook "Maine Erosion and Sediment Control BMPS" (DEPW0588).
5. Install septic tank(s) risers 18" in diameter "minimum" to within 6" of finished grade on inlet, cleanout and outlet covers (recommend extending risers to finish grade).
6. Full basement below grade foundation, frost wall or columns must be 20' minimum from edge of disposal field and slab on grade must be 15' minimum from edge of disposal field.

Site Evaluator's Signature	S.E. #	Date
	319	7-26-17

DISPOSAL BED CROSS SECTION



Ⓐ

NOTE:
GRADE UPSLOPE TO DIVERT SURFACE WATER AWAY FROM SYSTEM, ALSO DOWNSLOPE.

FILL MATERIAL SHALL BE 8"-12" THICK OVER STONE AND SHALL BE GRAVELLY COARSE SAND TO THE STANDARDS IN SEC. 11-E IN THE SUBSURFACE RULES.

TOP 4" OF FILL TO BE A GOOD LOAM SOIL MIX TO ESTABLISH A GOOD VEGETATIVE COVER; SEED AND MULCH TO PREVENT EROSION, SEC.11-G.

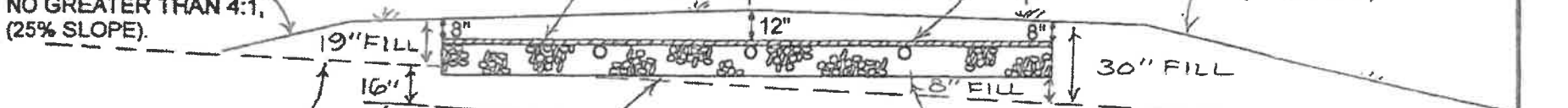
CROWN FINISH GRADE FROM CENTER AT 3 % SLOPE

2" COMPRESSED HAY (OR FILTER FABRIC) SEC. 11-F PLACED OVER STONE.

4" PERF. PIPE, TYPICAL

FILL EXTENSIONS NO GREATER THAN 4:1, (25% SLOPE).

FILL EXTENSIONS NO GREATER THAN 4:1, (25% SLOPE).



EXISTING GRADE

LIMITING FACTOR

REMOVE VEGETATION AND SCARIFY ORIGINAL SOIL UNDER ENTIRE FILL AREA, SEC. 11-B.

BOTTOM OF STONE MUST BE LEVEL WITH MAXIMUM GRADE TOLERANCE OF 2" PER 100'.

12" CLEAN STONE, (1 1/2" DIA.), UNIFORM SIZE.

THOROUGHLY MIX, DISK OR ROTO-TILL CLEAN, COARSE, SHARP SAND INTO TOP 6 INCHES OF ORIGINAL SOIL TO CREATE A TRANSITION ZONE, SEC. 11-B.

ELEVATIONS:

ELEV. REF. PT. (ERP):	0"
FINISHED GRADE:	-34" CROWN
TOP OF DISTRIBUTION PIPE:	-49"
BOTTOM OF STONE:	-60"

NOTE:
SYSTEM MUST BE INSTALLED ACCORDING TO THE RULES AND PRACTICES SET FORTH IN THE MOST CURRENT VERSION OF THE STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES. INSTALLATION CONTRATOR MUST BE FAMILIAR WITH SAID RULES AND CONSTRUCT SYSTEM IN FULL COMPLIANCE WITH SECTION 11 OF SAID RULES.

OWNER: KEN COLPAERT

LOCATION: ELLSWORTH

WILLIAM A. LaBELLE, JR. | 319 S.E.# | 7-26-17 DATE

DOC17

Wastewater & Plumbing Control Program
Division of Health Engineering
Maine Department of Human Services

AFFIDAVIT OF SITE PREPARATION

This affidavit is to be completed by a certified system installer and submitted to the Local Plumbing Inspector to document compliance with **Section 111.5.1** of the Maine Subsurface Wastewater Disposal Rules, **144 CMR 241**. ***Permission to utilize this document in lieu of a site preparation inspection by the Local Plumbing Inspector must be verified when the permit is issued.*** This affidavit is *not* to be utilized in place of the system inspection described in **Section 111.5.2** of the Rules.

INSTALLER NAME: **BUDDY PALMER**
(Please Print)

CERTIFICATION NUMBER: **#16**

SSWD PERMIT NUMBER: 6193

PERMIT ISSUE DATE: 11-9-17

PROPERTY OWNER NAME: Ken Colpaert

PROPERTY ADDRESS: Gilpatrick Rd.

MUNICIPALITY: Ellsworth

By signing and submitting this document to the Local Plumbing Inspector, I certify that all construction activities noted in **Section 111.5.1** including removal of all vegetation from the disposal field area and fill extensions as specified in **Section 801.3**; roughening of the ground surface as specified in **Section 801.4**; establishment of a transitional horizon as specified in **Section 801.5**; and placement of erosion control devices as specified in **Section 801.2** have been completed in full compliance with the Maine Subsurface Wastewater Disposal Rules, **144 CMR 241** for the referenced SSWD permit.

INSTALLER SIGNATURE: Buddy Palmer

DATE SUBMITTED: 11/29/17

By signing and accepting this document from the Certified Installer, I acknowledge that a site preparation inspection was not conducted for the referenced SSWD permit.

LPI SIGNATURE: [signature]

ACCEPTANCE DATE: 11-29-17

Fact Sheet: Arsenic Treated Wood

Maine CDC
Environmental and
Occupational Health Program

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

Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

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

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

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

TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

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 flouride, 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**

March 2020

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_____
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.