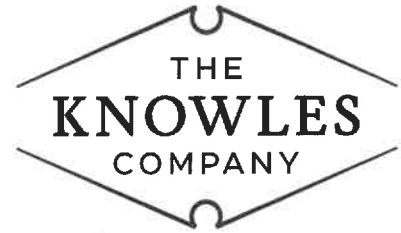


8 GILPATRICK ROAD

8 Gilpatrick Road

Ellsworth

\$875,000



*Distinctive properties.
Legendary service.*



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.

The first level features a 4-room commercial office suite with a break room and full bath, ideal for a studio, contractor headquarters, or professional workspace. A massive 6-bay heated garage with 200-amp electrical service offers exceptional space for vehicle storage, collections, equipment, workshop use, or business operations. Whether you're a car enthusiast, mechanic, craftsman, or need secure space for boats, recreational vehicles, or inventory, this setup is difficult to replicate.

Above, the residential apartment offers a thoughtfully designed 3-bedroom, 2-bath living space with an updated kitchen, hardwood floors, screened porch, and both private exterior and interior access. An elevator and interior staircase connect the spaces, adding convenience and flexibility for a variety of uses.

Highly visible and easily accessible, this is a rare opportunity to own a modern mixed-use property in a prime Ellsworth location.

For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662
207.276.3322

info@KnowlesCo.com
www.KnowlesCo.com

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

8 GILPATRICK ROAD

8 Gilpatrick Road
Ellsworth



4 Room Office Suite



3 Bed/2 Bath 2nd level



Screened Porch



Open & Updated Living Space

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Public Detail Report

MLS #: 1663845
Status: Active
Directions: GPS accommodating

County: Hancock
Property Type: Residential

Seasonal: No
List Price: \$875,000
Original List Price: \$875,000



8 Gilpatrick Road
Ellsworth, ME
04605-4115

List Price:
\$875,000
MLS#: 1663845



General Information

Sub-Type: Single Family Residence	Year Built: 2018	Rooms: 9	Sqft Fin Abv Grd+/-: 2,600
Style: Other	Fireplaces Total: 0	Beds: 3	Sqft Fin Blw Grd+/-: 0
Levels: Multi-Level	Furniture: Negotiable	Baths: 3/0	Sqft Fin Total+/-: 2,600
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Zoning: (R) Rural
Lot Size Acres +/-: 2.75	Water Views: No	Zoning Overlay: Unknown
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: 2				Half Baths Lvl 2: 0									
Full Baths Lvl 3: 0				Half Baths Lvl 3: 0									
Full Baths Upper: 0				Half Baths Upper: 0									
<u>Room Name</u>		<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>		<u>Room Name</u>		<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	
Bedroom 1				Second			Office				First		
Bedroom 2				Second			Sunroom				Second		
Bedroom 3				Second									
Kitchen				Second									
Living Room				Second									
Bonus Room				First									
Bonus Room				First									

Property Features

Site: Level; Wooded	Construction: Wood Frame
Driveway: Paved	Basement Info: Slab
Parking: 5 - 10 Spaces	Foundation Materials: Slab
Location: Near Town	Exterior: Vinyl Siding
Roads: Paved	Roof: Shingle
Electric: Circuit Breakers	Heat System: Baseboard; Heat Pump
Gas: No Gas	Heat Fuel: Propane
Sewer: Private Sewer; Septic Design Available	Water Heater: Off Heating System
Water: Private; Well	Cooling: Heat Pump
Equipment: Generator	Floors: Wood
Basement Entry: Not Applicable	Veh. Storage: 4+ Car; Attached; Auto Door Opener; Heated
	Garage: Yes
	Garage Spaces: 6
	Amenities: Elevator Passenger; Primary Bedroom w/Bath; Storage
	Patio and Porch Features: Porch-Screened

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. The first level features a 4-room commercial office suite with a break room and full bath, ideal for a studio, contractor headquarters, or professional workspace. A massive 6-bay heated garage with 200-amp electrical service offers exceptional space for vehicle storage, collections, equipment, workshop use, or business operations. Whether you're a car enthusiast, mechanic, craftsman, or need secure space for boats, recreational vehicles, or inventory, this setup is difficult to replicate. Above, the residential apartment offers a thoughtfully designed 3-bedroom, 2-bath living space with an updated kitchen, hardwood floors, screened porch, and both private exterior and interior access. An elevator and interior staircase connect the spaces, adding convenience.

flexibility for a variety of uses. Highly visible and easily accessible, this is a rare opportunity to own a modern mixed-use property in a prime Ellsworth location.

LO: The Knowles Company

Listing provided courtesy of:

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

info@knowlesco.com

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 Maine
Listings



PROPERTY LOCATED AT: 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 _____

Page 1 of 8

Seller Initials

Initial Initial
14 SHK

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**

Buyer Initials _____

Page 2 of 8

Seller Initials Initial Initial
SK K

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? ☒ 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. _____~~
~~Date chimney(s) last cleaned. _____~~
 Direct and/or Power Vent(s): ☐ Yes ☒ 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 ☒ 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



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

~~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

Buyer Initials _____

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Seller Initials Initial SK Initial K

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

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ 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? _____

Read Association Name (if known): _____

Source of information: Seller

Buyer Initials _____

Page 5 of 8

Seller Initials

Initial Initial
SK SK

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**

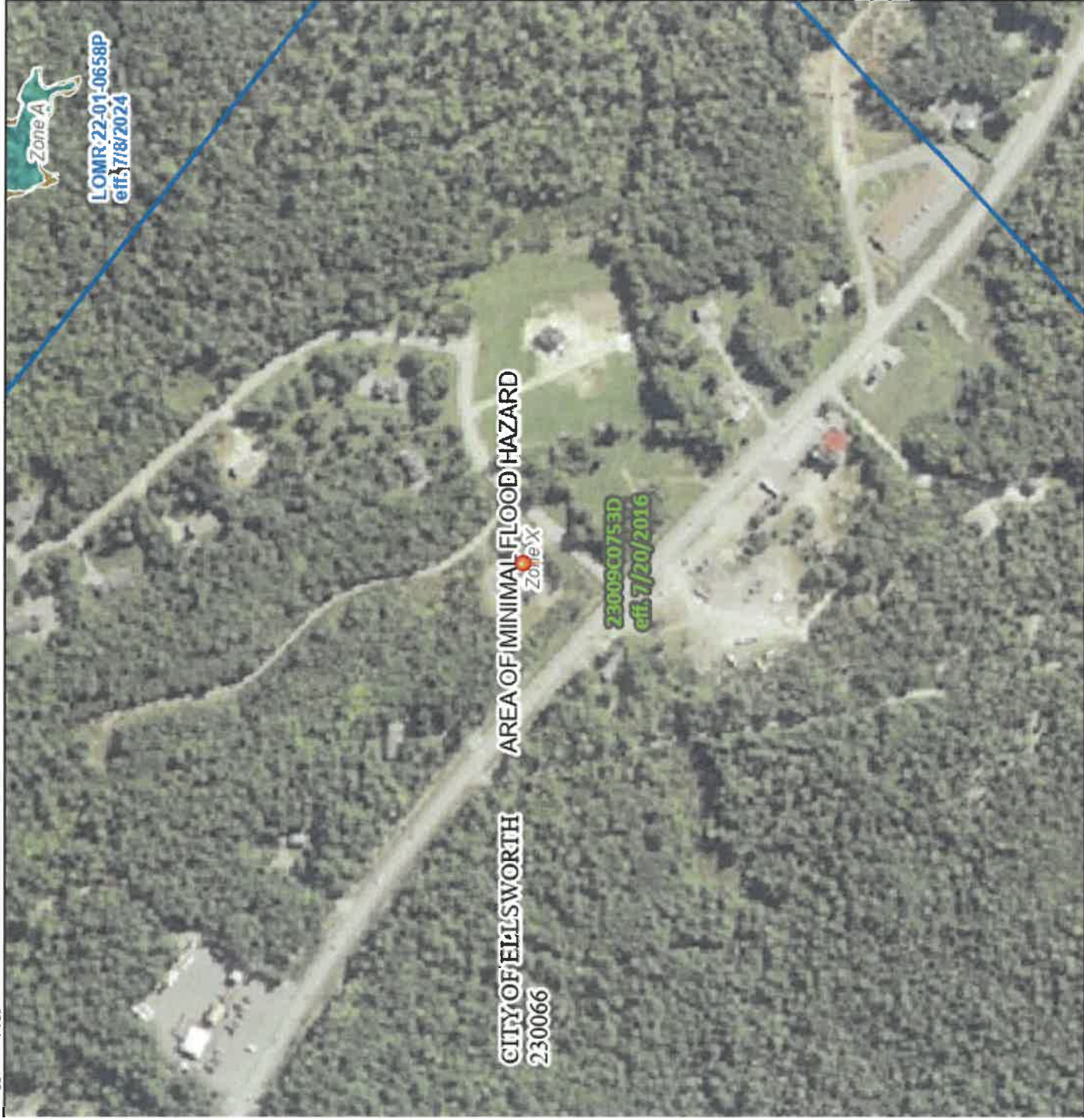
Source of Section VI information: **Seller; FEMA website**

Buyer Initials _____ Page 6 of 8 Seller Initials JK SK

National Flood Hazard Layer FIRMette



8°28'53"W 44°34'59"N



68°28'16"W 44°34'33"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, Ar of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- 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 X

OTHER AREAS

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

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 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.

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 _____

Page 7 of 8

Seller Initials

Initial Initial
SK

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

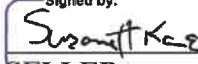
Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

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

SELLER _____ DATE
Ken A. Colpaert

Signed by: _____ 5/23/2026

SELLER _____ DATE
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

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).

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

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

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

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

Buyer's Acknowledgment

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

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

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

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

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

Agent's Acknowledgment

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

Certification of Accuracy

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

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Signed by: Ken Colpaert Date: 5/25/2026

Seller **KEN A. COLPAERT** Date: 5/25/2026

Signed by: Suzanne H Kane Date: _____

Seller **SUZANNE H. KANE** Date: _____

Seller _____ Date: _____

Signed by: Megan Adler Moore Date: 5/25/2026

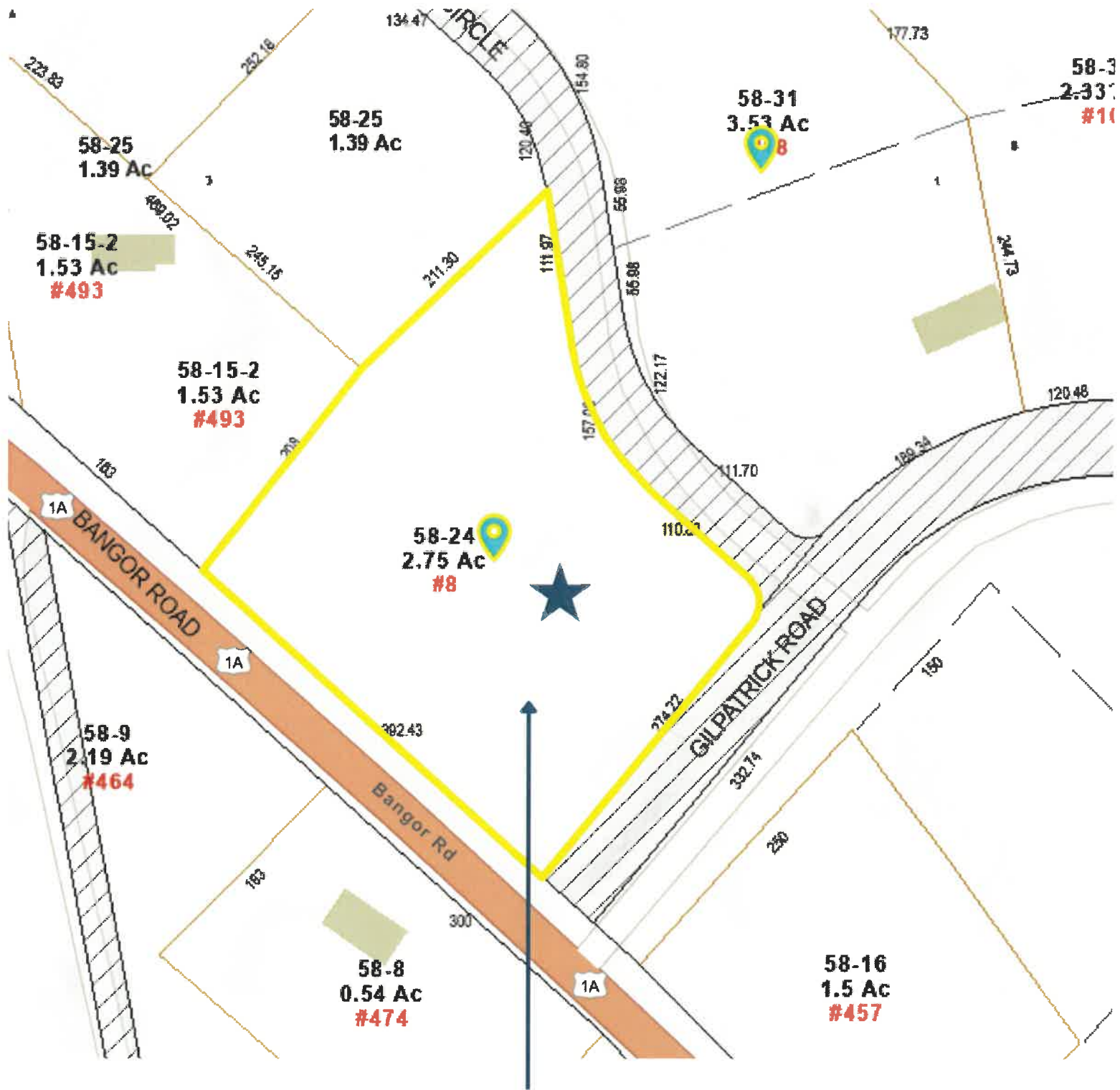
Signed by: Bonnie Ray Date: _____

Agent **MEGAN MOORE, BONNIE RAY** Date: _____



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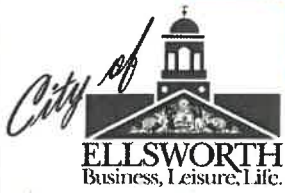




**8 GILPATRICK ROAD
ELLSWORTH, ME**

TAX MAP 58/LOT 24

City of Ellsworth Official Land Use Map



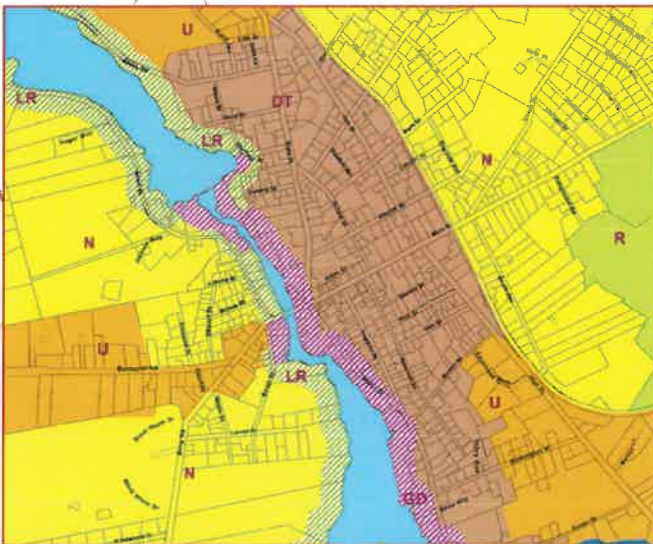
Legend

- Well Area A - Well Restricted Area
- Well Area B - Well Treatment Area

Zoning Districts

- Business Park (BP)
- Commerce Park (CP)
- Commercial (C)
- Downtown (DT)
- Drinking Water (DW)
- Drinking Water Protection (DP)
- General Development (GD)
- Industrial (I)
- Limited Commercial (LC)
- Limited Residential (LR)
- Neighborhood (N)
- Resource Protection (RP)
- Rural (R)
- Stream Protection (SP)
- Urban (U)
- Water
- Wetlands

Downtown Area Inset



0 250 500 1,000 1,500 2,000 Feet 1 inch = 500 feet

0 0.5 1 2 3 4 Miles 1 inch = 3,000 feet



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		N	N	N	N	N	N	N	N	N		
Operation (cultivation, production, dispensing, and all related activities) Outside the Primary Residence and collectives												
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	Y	Y	Y	N	N	N	N	Y	Y
	Single Family Detached/Attached	Y	Y	Y	Y	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	Y	Y	Y	Y	N	N	N	Y	Y
	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	N			
Marina	Y	N	Y	N	N	N	N	Y	Y			
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	CEO	YES	
	Transmission	Y	Y	Y	Y	Y	Y	Y	Y	PB	PB	
	Facilities	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 Do want own	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										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*										Y	Y	Y	Y	N	Y	Y	Y	Y		
Small-Scale										N	Y	N	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			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	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	NA
Neighborhood (N)	20,000	50	100	20	10	20	NA
Industrial (I)	0	0	100	0	0	0	NA
Business Park (BP)	0	0	100	0	0	0	NA
Rural (R)	40,000	50	100	20	15	15	6
Drinking Water (DW)	80,000	50	100	50	15	20	0.5
							48 feet except that there is a side and rear setback enclosure ratio of 10:1 for every foot of height over 35 feet.
Commerce Park (CP)	40,000	100	100	40	20	20	NA
Commercial (C)	20,000	100	100	0	10	10	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		ELLSWORTH PERMIT # 6193	
City, Town, or Plantation	ELLSWORTH	Town/City	TOWN
Street or Road	ROUTE 1A	DATE	11/6/17 FEE \$ 265.00 DBL
Subdivision, Lot #	REMAINING LAND OF NORTH ELLSWORTH ESTATES	Date Per	DWIGHT TILTON 628
OWNER/APPLICANT INFORMATION		LORETTA ROBERTS #1092	
Name (last, first, MI)	COLPAERT, KEN	Local Plumbing Inspector Signature	
☒ Owner ☐ Applicant		Fee: \$ _____ state min. fee \$ _____ Locally adopted fee	
Mailing Address of	22 NATHAN CUTLER DRIVE	Copy: ☐ Owner ☐ Town ☐ State	
☒ Owner ☐ Applicant	BEDFORD, NH 03110	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	
Daytime Tel. #		Municipal Tax Map # 58 Lot # 24	
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
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.		I have inspected the installation authorized above and found it to be in compliance with Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant		Local Plumbing Inspector Signature	
Date		12-1-17 (1st Date Approved)	

PERMIT INFORMATION

TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENT(S)
☒ 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	☒ 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	☒ 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
SIZE OF PROPERTY _____ sq. ft. 3 ± acres	DISPOSAL SYSTEM TO SERVE ☒ 1. Single Family Dwelling Unit, No. of Bedrooms: 3 ☐ 2. Multiple Family Dwelling, No. of Units: _____ ☐ 3. Other: (SPECIFY) _____	TYPE OF WATER SUPPLY TO BE ☐ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private ☐ 4. Public ☐ 5. Other: _____
SHORELAND ZONING ☐ Yes ☒ No	Current Use: ☐ Seasonal ☐ Year Round ☒ Undeveloped	

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK ☒ 1. Concrete ☐ a. Regular ☐ b. Low Profile ☐ 2. Plastic ☐ 3. Other: _____ CAPACITY 1000 gallons	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 300 sq. ft. 1 in. ft.	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	DESIGN FLOW 275 gallons per day BASED ON ☐ 1. Table 4A (dwelling units) ☐ 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS PROFILE CONDITION 3, C at Observation Hole # 1 Depth 16" OF MOST LIMITING SOIL FACTOR	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	EFFLUENT/EJECTOR PUMP ☒ 1. Not Required ☐ 2. May be Required ☐ 3. Required Specify only for engineered systems DOSE: _____ gallons	☐ 3. Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. _____ N Long. _____ W if p.u.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
WILLIAM A. LABELLE, JR.

319
SE#
(207) 537-5900

7-26-17
Date
labelleseptice@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.

U.S. Dept. of Health & Human Services
Division of Environmental Health 11 St.
(202) 287-5672 FAX (202) 297-4172

Owner or Applicant Name
KEN COLPAERT

Scale 1" = 50 Ft

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

Circle
Farm Road
SITE → **
ROUTE 1A
Gilpatrick
Road

Observation Hole #2 ☒ Test Pit ☐ Boring
2 " Depth of organic horizon above mineral soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)

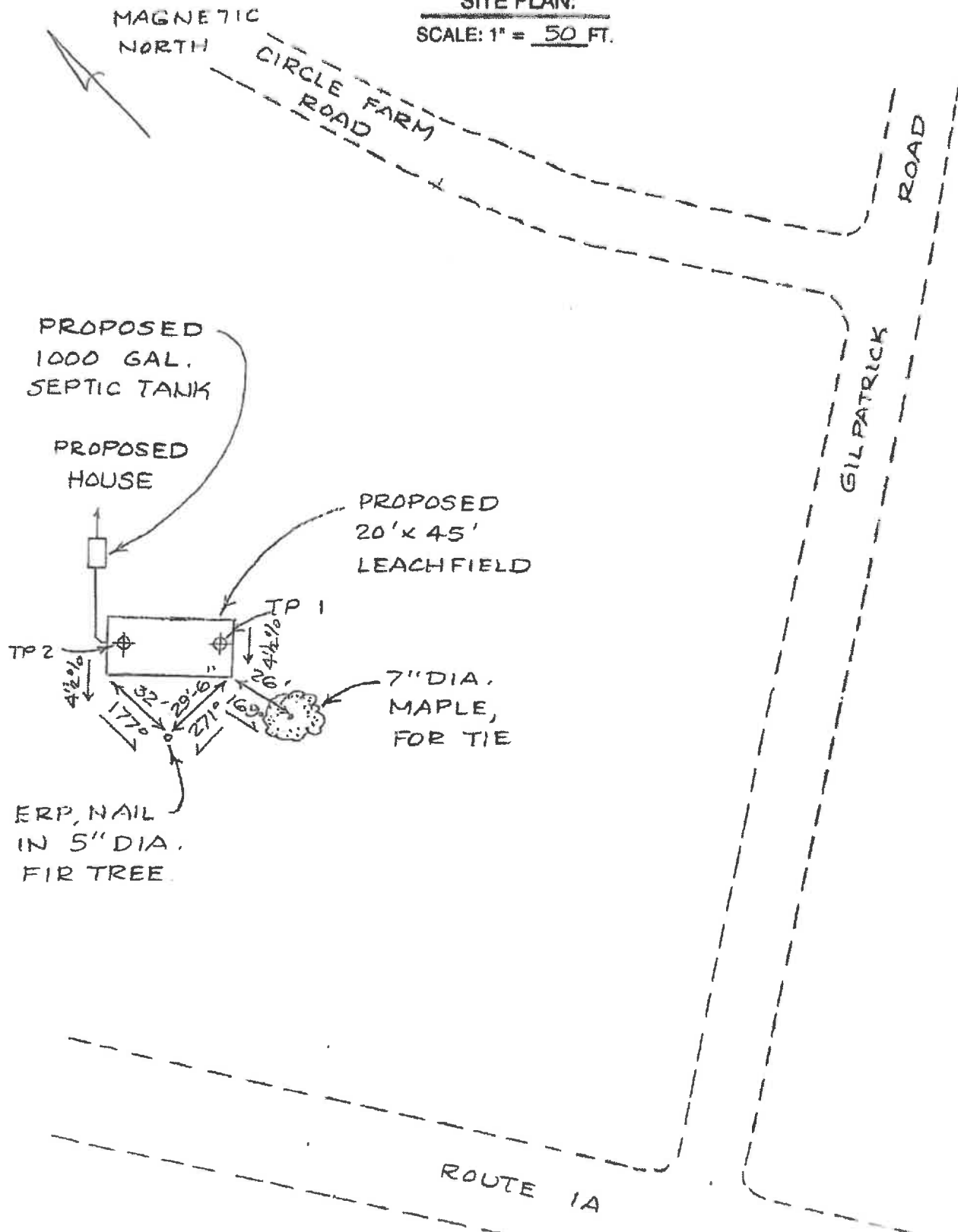
Texture	Consistency	Color	Mottling
SANDY	FRIABLE	DARK YELLOWISH BROWN (10YR 3/4)	N.E.
STONY		DARK YELLOWISH BROWN (10YR 3/6)	FEW FAINT
LOAM	FIRM		

Soil Classification: 3 C
 Profile Condition: 4 1/2%
 Limiting Factor: 1G
 Legend:
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

7-26-17
Date

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

SITE PLAN:
SCALE: 1" = 50 FT.



W. G. 2 319 7-26-17
Site Evaluator's Signature S.E. # Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, 11 B-10
(207) 687-8872 FAX (207) 687-4172

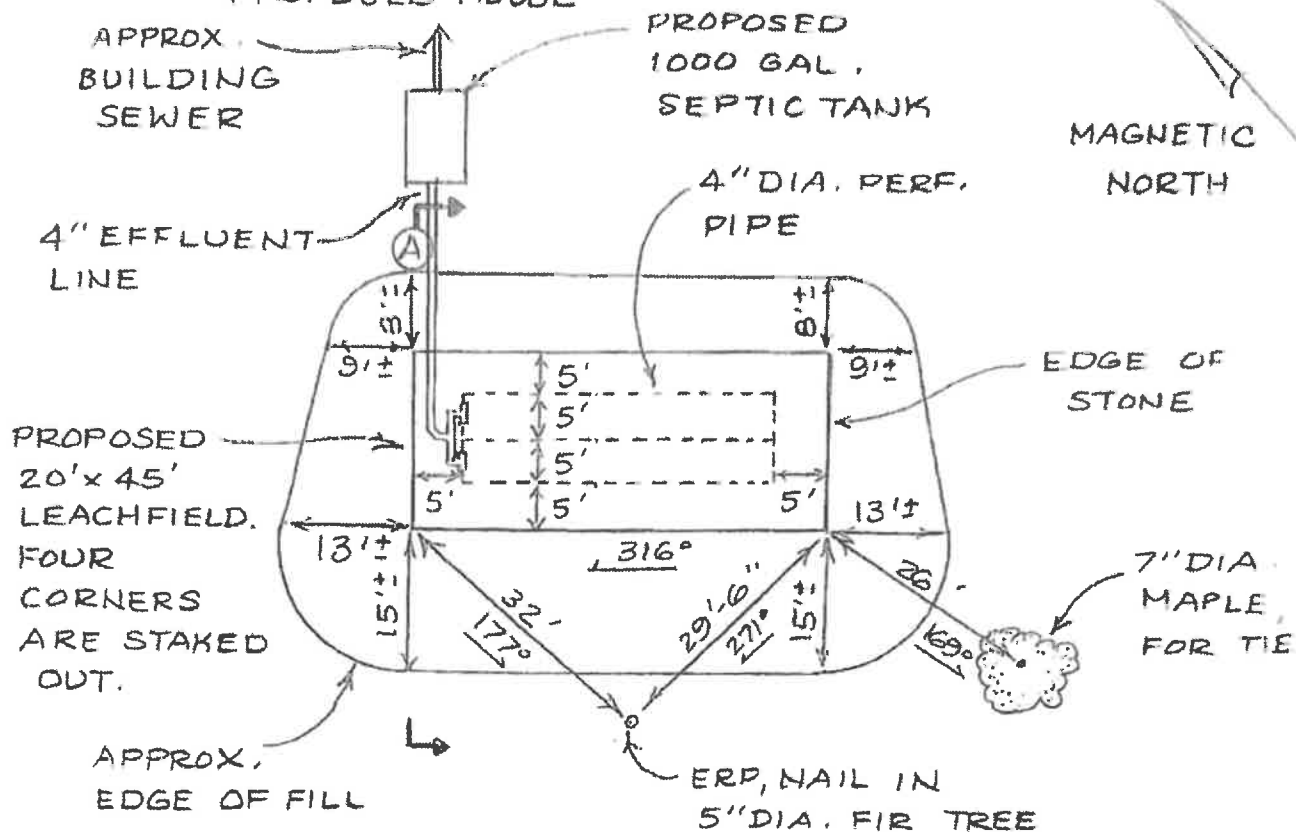
Town, City, Plantation
ELLSWORTH

Street, Road, Subdivision
ROUTE 1A

Owner or Applicant Name
KEN COLPAERT

SUBSURFACE WASTEWATER DISPOSAL PLAN PROPOSED HOUSE

SCALE: 1" = 20 FT.



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		SYSTEM:	PRIVY:	ELEVATION REFERENCE POINT	
Depth of Backfill (Upslope)	19"	Finished Grade Elevation	CROWN	-34"		Location & Description	NAIL 61"
Depth of Backfill (Downslope)	30"	Top of Distribution Pipe or Proprietary Device		-49"	N/A	ABOVE GROUND IN 5" DIA.	
Depths @ cross-section shown below or on X-sec. detail.		Bottom of Disposal Field		-60"		FIR TREE.	
						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.

W.C.3

Site Evaluator's Signature

319

S.E. #

7-26-17

Date

Page 3 of 3
HHE-200 Rev. 08/2015

DISPOSAL BED CROSS SECTION

3 FT.
WIDE
BERM

20 FT.
SCALE: 1" = 5'

3 FT.
WIDE
BERM

NOTE:

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

(A)

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.

CROWN FINISH GRADE FROM CENTER AT 3% SLOPE

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

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'.

4" PERF. PIPE,
TYPICAL

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.

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

30" FILL

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 CONTRACTOR
MUST BE FAMILIAR WITH SAID RULES AND
CONSTRUCT SYSTEM IN FULL COMPLIANCE
WITH SECTION 11 OF SAID RULES.

OWNER:

KEN COLPAERT

LOCATION:

ELLSWORTH

DOC 17

WILLIAM A. LABELLE, JR.

S.E.#

319

DATE

7-26-17

**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**

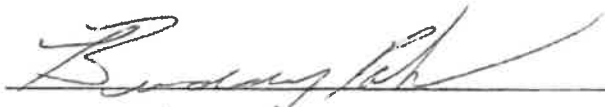
PERMIT ISSUE DATE: **11-9-17**

PROPERTY OWNER NAME: **Ken Colpaert**

PROPERTY ADDRESS: **Gilpatrick Rd.**

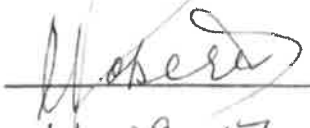
MUNICIPALITY: **Ellsworth**

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: 

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: 

ACCEPTANCE DATE: **11-29-17**

Have you tested your well water for arsenic?



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

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

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

How to Test Your Well Water

1. Call a lab.

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

2. Do the test.

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

3. Get your results.

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

Why Arsenic is Bad

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

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

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

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

Solving Arsenic Problems

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

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

Protect your family. Test your well.

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





Fact Sheet: Arsenic Treated Wood

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

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

IF YOU WORK WITH CCA WOOD

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

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

TO LEARN MORE

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

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

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

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



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

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

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

Second: If so, reduce contact with the arsenic.

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

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

Common Questions

What is CCA wood?

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

What is Arsenic?

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



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

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

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

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

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

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

You May Become A Client

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

- ✓ 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 07/200
Office Title Changed 09/201

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