

MEMORANDUM

TO: North Yarmouth Planning Board  
Through Ben Scipione, Code Enforcement Officer

CC: Robert G. Taisey, Assured Solar Energy

From: Kate Burch, Planner, North Star Planning

RE: Assured Solar Energy Preapplication – Planning Board meeting  
February 14, 2023

Date: February 2, 2023

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**Overview**

The applicant proposes to convert the existing structures at 111 Mountfort Road into the base of operations for Assured Solar Energy, a general contracting business. Business operations include customer service, receiving deliveries and storing construction materials, pre-assembly, and vehicle and equipment storage and maintenance. Work hours are Monday through Thursday from 7 am – 5 pm.

The four existing structures consist of a four-bay garage, a metal building, a mobile home with additions, and a one-bay open garage. All buildings are set back more than 500' from Mountfort Road and screened by trees. The applicant plans to bring shipping containers on-site to use for storage of materials and equipment.

The exteriors of all buildings will remain the same. Interior renovations are planned to convert some of the residential structure to office space.

Changes to the site will be minimal. The applicant plans to clear some trees to improve access to the buildings and add solar panels. The applicant does not plan to add any paving.

The applicant plans to upgrade the electrical service and upgrade heating systems to heat pumps, while maintaining the existing wood, oil, and propane heat sources.

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**Applicant:** Robert Taisey

**Owner:** same as the applicant

**Location:** 111 Mountfort Road

**Zoning:** Farm & Forest

**Tax Map Number:** Map 4 Lot 25

**Existing Land Use:** single-family detached dwelling and garages used for construction business

**Proposed Land Use:** single-family residential and general contracting business

**Acreage:** 1.5 acres

**Waivers:** The applicant has not requested any waivers.

**Site Walk:** The Board should decide if a site walk for this project is necessary.

**Public Hearing:** A public hearing for this project has not been scheduled.

**Preapplication Completeness Review:** NSP reviewed the project for completeness and the project meets the preapplication submission requirements.

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### **Site Plan Review - Findings of Fact:**

1. Utilization of the Site

- The applicant plans to utilize the existing buildings located at 111 Mountfort Road for a general contracting business.
- The project is located in the Farm and Forest zone and is abutted by single-family residential properties.
- The property includes 4 existing structures: a four-bay garage (1,152 SF), a metal building (2,928 SF), a mobile home with additions (1,890 SF), and a one-bay garage (384 SF).

## 2. Utilities

- The applicant is expanding the existing electrical service, and will use existing wood, oil, and propane heat.
- The applicant should confirm water and wastewater systems in their next submission.

## 3. Building Standards

- The project will utilize the existing building for their business.
- No new structures or buildings are proposed.

## 4. Impact on Community Facilities

- No negative impact on community facilities will result from this project.

## 5. Hazardous Materials and Emissions

- The applicant has provided a hazardous materials list.
- The applicant should confirm the storage and disposal of hazardous materials in their next submission.

## 6. Exterior Lighting

- The applicant should describe any new exterior lighting in the next submission.

## 7. Financial and Technical Capacity

- The applicant has provided their contract agreement for the property.
- The applicant should provide a business registration form and evidence that associated application fees were paid with the next submission.
- The applicant should confirm estimated construction costs for site improvements in the next submission.

#### 8. Landscaping, Buffers and Screening

- The applicant should confirm what existing trees and landscaping is to remain in the next submission.
- The applicant should confirm if any landscaping, buffers, and screening are proposed for the project in the next submission.

#### 9. Noise

- No noise levels in excess of the town standards will result from the project.

#### 10. Signs

- The applicant should provide any sign design details and dimensions for the next submission.

#### 11. Storage of Materials

- The applicant should confirm if there will be any exposed storage areas or dumpsters on the property in the next submission.

#### 12. Stormwater Control

- The applicant should provide stormwater runoff analysis, and note if existing drainage flow direction will change, with the next submission.

#### 13. Protection of Significant Wildlife Habitat

- The applicant should confirm if any significant wildlife habitat is located within the project area in the next submission.



#### 14. Access Management and Vehicular Circulation

- Vehicular access to the site will come from the existing driveway entrance off Mountfort Road.
- The applicant should confirm if they need to apply for a Driveway/Entrance Permit from the Maine Department of Transportation.
- The applicant should provide estimated traffic counts with the next submission.

#### 15. Pedestrian Ways and Bicycle Access

- No changes to sidewalks or other surrounding pedestrian areas are proposed.

#### 16. Off-Street Parking and Loading

- The applicant proposes to create an unpaved employee parking area.
- The applicant should confirm the details of site parking in the next submission.

## Conclusions of Law:

1. The development **will/will not** reflect the natural capabilities of the site to support development.
2. Utilities serving developments in the Village Center District and Village Residential District **will/will not** be installed underground.
3. The proposed development **will/will not** result in a negative impact to the environment or to the community facilities or services.
4. The development **will/will not** contribute emission of dust, ash, smoke or other particular matter.
5. The proposed development **will/will not** have adequate exterior lighting to provide for its safe use during nighttime hours.
6. The landscape **will/will not** be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas.
7. The development **will/will not** control noise levels such that it **will/will not** create a nuisance for neighboring properties.
8. The size, location, design, color, texture, lighting and materials of all exterior signs **will/will not** detract from the design of proposed buildings and structures.
9. Exposed non-residential storage areas, exposed machinery, and areas used for storage **will/will not** have sufficient setbacks and screening.
10. Adequate provisions **will/will not** be made for the collection and disposal of all storm water that runs off proposed roads, parking areas, roofs and other surfaces.
11. Developments **will/will not** be designed to protect and conserve important wildlife habitat to the greatest extent feasible.
12. The layout of the site **will/will not** provide for the safe movement of passenger, service, and emergency vehicles throughout the site.
13. The site plan **will/will not** provide for a system of pedestrian ways within the development appropriate to the type and scale of development.
14. Parking areas **will/will not** be constructed to protect the natural environment and visual character of the community, improve pedestrian safety and accessibility, and promote the quality of life in developed areas.



TOWN OF NORTH YARMOUTH  
PLANNING BOARD  
REQUEST FOR HEARING

RECEIVED  
JAN 17 2023

BY: .....

NAME OF APPLICANT: Robert G. Taisey-(or assigns) PHONE #: 207-233-4423  
EMAIL: rob@assuredsolar.com ALT. PHONE#: 207-221-2916  
FULL ADDRESS: (Mailing)- PO Box 1199 Yarmouth ME 04096)- (Physical)-460 Mountfort R N Yarmouth 04097  
PROPERTY ADDRESS: 111 Mountfort Road N Yarmouth ME 04097  
MAP: 3 LOT: 91 ZONE: FF

AGENT/REPRESENTATIVE (if other): \_\_\_\_\_ PHONE #: \_\_\_\_\_  
EMAIL: \_\_\_\_\_  
FULL ADDRESS: \_\_\_\_\_

The undersigned requests the North Yarmouth Planning Board consider the following application for:

- |                                     |                                    |                                     |                   |
|-------------------------------------|------------------------------------|-------------------------------------|-------------------|
| <input checked="" type="checkbox"/> | Pre-application Sketch Plan Review | <input type="checkbox"/>            | Major Subdivision |
| <input type="checkbox"/>            | Minor Subdivision                  | <input checked="" type="checkbox"/> | Site Plan Review  |
| <input type="checkbox"/>            | Contract Zoning                    |                                     |                   |
| <input type="checkbox"/>            | Other (Specify): _____             |                                     |                   |

NOTE TO APPLICANT:

1. This form and appropriate materials must be filed at the Code Enforcement Office no later than (fourteen) 14 days prior to the regular meeting of the Board (2<sup>nd</sup> Tuesday monthly). Applications shall be accompanied by all applications fee and materials required by the applicable ordinance(s), checklists and fee schedule.
2. All applications shall include all materials and copies as specified on the submittal requirements form.
3. All materials in color shall be copied in color.

**Application Authorization**

I hereby make application to the Town of North Yarmouth for the above-referenced property(ies) and the development as described. To the best of my knowledge, the information provided herein is accurate and is in accordance with the Zoning and Subdivision Ordinances of the Town, except where waivers are requested. The Town of North Yarmouth Planning Board and/or town employees are authorized to enter the property(ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at all meetings before the Planning Board.

Signature: Robert G Taisey Date: 1-16-2023  
Printed Name: Robert G Taisey

Please identify yourself (check one): Agent\*:  Property Owner:

10 VILLAGE SQUARE ROAD, NORTH YARMOUTH, MAINE 04097  
PHONE: (207) 829-3705 \* FAX: (207) 829-3743



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD  
FEE CALCULATION SHEET**

**RECEIVED**  
**JAN 17 2023**

BY: .....

NAME OF APPLICANT: Robert G. Taisey (or Assigns)  
 PROPERTY ADDRESS: 111 Mountfort Road  
 MAP: 3 LOT: 91

**SITE PLAN FEES**

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Preliminary Sketch Plan Review	\$0	<u>0</u>
Site Plan Review Permit	\$250.00	<u>250.00</u>
Amendment to Site Plan Review Permit	\$75.00	<u>                    </u>

**SUBDIVISION APPROVAL FEES**  
**MINOR SUBDIVISION (4 lots or less)**

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Non-refundable Application Fee	\$250.00	<u>                    </u>
Each Lot/Dwelling Unit	\$100.00	<u>                    </u>
Technical Review	Cost + \$25.00	<u>                    </u>

**MAJOR SUBDIVISION (5 lots or more)**

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Non-refundable Application Fee	\$350.00	<u>                    </u>
Each lot/Dwelling Unit	\$100.00	<u>                    </u>
Technical Review	Cost + \$25.00	<u>                    </u>

**TOTAL FEES REQUIRED**                      250.00

**NOTE:** Certain Subdivisions will be required to complete a Site Plan Review Permit. Review fees are not typically refundable. If extenuating circumstances occur, the Board may consider a partial or full refund.



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD**

**SITE PLAN REVIEW AND CONDITIONAL USE APPLICATION**  
(See Section 4 pages 23 through 36 of the North Yarmouth Land Use Ordinance)

NAME OF APPLICANT: \_\_\_\_\_ PHONE #: \_\_\_\_\_  
EMAIL: \_\_\_\_\_ ALT. PHONE#: \_\_\_\_\_  
FULL ADDRESS: \_\_\_\_\_  
PROPERTY ADDRESS: \_\_\_\_\_  
MAP: \_\_\_\_\_ LOT: \_\_\_\_\_

AGENT/REPRESENTATIVE (if other): \_\_\_\_\_ PHONE #: \_\_\_\_\_  
EMAIL: \_\_\_\_\_  
FULL ADDRESS: \_\_\_\_\_

1. Names and Addresses of ALL property owners within 500' of any and all property boundaries **(use a separate sheet). Please contact the code office for an updated list)**

2. Plan preparer information if other than property owner:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Professional Lic. # \_\_\_\_\_  
Email: \_\_\_\_\_

3. Zoning Classification of the Property

\_\_\_\_\_ Village Center                      \_\_\_\_\_ Village Residential                      \_\_\_\_\_ Farm and Forest  
\_\_\_\_\_ Shoreland Residential                      \_\_\_\_\_ Resource Protection                      \_\_\_\_\_ Royal River Overlay  
\_\_\_\_\_ Groundwater Protection Overlay

4. Provide a General Description of the proposed use or activity, including but not limited to the type of use, square footage involved, hours of operation, types and amount of traffic to be generated **(use separate sheet).**

5. Historic Structures: Are there any historic structures or areas of historical importance on the property?    \_\_\_\_\_ YES    \_\_\_\_\_ NO

6. Complete List of all chemicals, pesticides, fuels, nutrients and other potentially toxic or hazardous materials to be used or stored on the premises, and the quantities of these materials **(use a separate sheet).**

7. List of Equipment to be used, parked or stored **(use a separate sheet).**

8. To the best of my knowledge, all the above-stated information, and all prepared submissions in this application are correct.

  
\_\_\_\_\_  
Signature of Applicant/Owner

\_\_\_\_\_  
Date



1/19/2023

RECEIVED  
JAN 19 2023

Robert Taisey,

BY: .....

Per the terms of our contract for you to buy my property at 111 Mountfort Road I reaffirm my permission for you, at your expense, to

Reestablish electric service which may involve some new equipment

Establish cable and internet service

Use, remove and dispose of any personal property that I left at the premises including the home

Remove some trees and improving the woods road to facilitate accessing and removing the tires

Store boats, vehicles and equipment

Allow Jim Moulton to remove the sedan

Pay the monthly rental amounts of \$1,000 to the Town of North Yarmouth of real estate taxes.

Hilda Gladstone

*Hilda Gladstone*

# PURCHASE AND SALE AGREEMENT

("days" means business days unless otherwise noted, see paragraph 23)

Offer Date January 12, 2023

1/12/2023, Effective Date  
Effective Date is defined in Paragraph 23 of this Agreement.

1. PARTIES: This Agreement is made between Robert G. Taisey or assigns ("Buyer") and Hilda M. Gladstone ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy  all  part of (if "part of" see para. 26 for explanation) the property situated in municipality of North Yarmouth, County of Cumberland, State of Maine, located at 111 Mountfort Road and described in deed(s) recorded at said County's Registry of Deeds Book(s) 39344, Page(s) 277.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm windows, screens, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood/pellet stoves, sump pump, electrical fixtures, hard-wired generators, landscaping, and n/a are included with the sale except for the following: n/a. Seller represents that all mechanical components of fixtures will be operational at the time of closing except: all. No representation are made.

4. PERSONAL PROPERTY: The following items of personal property as viewed on January 11, 2023 are included with the sale at no additional cost, in "as is" condition with no warranties: none

5. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of [REDACTED]. Buyer  has delivered; or  will deliver to the Agency within 3 days of the Effective Date, a deposit of earnest money in the amount \$ [REDACTED]. Buyer agrees that an additional deposit of earnest money in the amount of \$ 0 will be delivered n/a. If Buyer fails to deliver the initial or additional deposit in compliance with the above terms Seller may terminate this Agreement. This right to terminate ends once Buyer has delivered said deposit(s). The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

6. ESCROW AGENT/ACCEPTANCE: RE/MAX Shoreline ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until January 13, 2023 (date) 10  AM  PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on see addendum (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or may terminate this Agreement in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

8. DEED: The property shall be conveyed by a quitclaim deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

Buyer(s) Initials RT

Seller(s) Initials HG

9. **POSSESSION, OCCUPANCY, AND CONDITION:** Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing.

10. **RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE:** Prior to closing, risk of loss, damage, or destruction of premises shall be assumed solely by the Seller. Seller shall keep the premises insured against fire and other extended casualty risks prior to closing. If the premises are damaged or destroyed prior to closing, Buyer may either terminate this Agreement and be refunded the earnest money, or close this transaction and accept the premises "as-is" together with an assignment of the insurance proceeds relating thereto.

11. **FUEL/UTILITIES/PRORATIONS:** Buyer  shall  shall not pay Seller at closing for all fuel in any tanks remaining on the property calculated as of the closing date or such earlier date as required to comply with lender requirements, if any. The amount owed, if any, shall be determined using the most recently available cash price of the company that last delivered the fuel. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other) none. The day of closing is counted as a Seller day. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

12. **DUE DILIGENCE:** Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real or personal property, or any representations as to compliance with any federal, state or municipal codes, including, but not limited to, fire, life safety, electrical and plumbing. Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Buyer's obligation to close under this Agreement is not subject to any due diligence investigations. Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

Buyer's obligation to close under this Agreement is subject to Buyer's satisfaction with the results of any due diligence investigations undertaken. Buyer shall have 60 days from the Effective Date of this Agreement to perform such due diligence investigations as Buyer deems necessary which may include, but are not limited to, any or all of the following:

General Building	Square Footage	Zoning	Survey/MLI	Habitat Review/Waterfowl
Sewage Disposal	Code Conformance	Pests	Lead Paint	Shoreland Septic
Water Quality	Registered Farmland	Pool	Flood Plain	Energy Audit
Water Quantity	Environmental Scan	Insurance	Chimney	Lot Size/Acreage
Air Quality	Smoke/CO Detectors	Mold	Tax Status*	Arsenic Wood/Water (see par. 13)

All investigations will be done at Buyer's expense by persons chosen by Buyer in Buyer's sole discretion. Seller agrees to cooperate with Buyer and shall give Buyer and Buyer's agents and consultants reasonable access to the property and its systems and fixtures in order to undertake the above investigations. Buyer agrees to take reasonable steps to return the property to its pre-inspection condition. If the result of any investigation is unsatisfactory to Buyer in Buyer's sole discretion, Buyer may terminate this Agreement by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, or if any investigation under this paragraph is not performed or completed during the period specified in this paragraph, this contingency and the right to conduct an investigation are waived by Buyer.

\* If the property is enrolled in the Maine Tree Growth Tax program, Seller agrees to provide Buyer with the current Forest Management and Harvest Plan within n/a days.  Yes  No

13. **PROPERTY DISCLOSURE FORM:** Buyer acknowledges receipt of Property Disclosure Form and the information developed by the Maine Center for Disease Control and Prevention regarding arsenic in private water supplies and arsenic in treated wood.

DS  
RT

HG



14. FINANCING: Buyer's obligation to close:

Not Subject to Financing

- is not subject to a financing contingency. Buyer has provided Seller with acceptable proof of the funds.
- is not subject to a financing contingency. Buyer shall provide proof of the funds acceptable to Seller within \_\_\_\_\_ days. If such proof is unacceptable to Seller, Seller may terminate this Agreement no later than \_\_\_\_\_ days from receipt. If proof of funds is not provided within such time period, Seller may terminate this Agreement which right shall end once such proof is received, however Seller retains the agreed upon time period to terminate if such proof is unacceptable. If Seller terminates in either case, the earnest money shall be returned to Buyer.
- Buyer's ability to purchase  is  is not subject to the sale of another property. See addendum  Yes  No.

Subject to Financing

Buyer's obligation to close is subject to financing as follows:

- a. Buyer's obligation to close is subject to Buyer obtaining a SBA 504 Program loan of 90,000 % of the purchase price, at an interest rate not to exceed prevailing % and amortized over a period of 20 years. Buyer is under a good faith obligation to seek and obtain financing on these terms. If such financing is not available to Buyer as of the closing date, Buyer is not obligated to close and may terminate this Agreement in which case the earnest money shall be returned to Buyer.
- b. Buyer to provide Seller with letter from lender showing that HG Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within 3 days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.
- c. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee and Buyer's licensee.
- d. After (b) is met, if the lender notifies Buyer that it is unable or unwilling to provide said financing, Buyer is obligated to provide Seller with the written documentation of the loan denial within two days of receipt. After notifying Seller, Buyer shall have 3 days to provide Seller with a letter from another lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.
- e. Buyer agrees to pay no more than 0 points. Seller agrees to pay up to \$ 0 toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.
- f. Buyer's ability to obtain financing  is  is not subject to the sale of another property. See addendum  Yes  No.
- g. Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void and Seller's obligations pursuant to 14e shall remain in full force and effect.

15. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

none of \_\_\_\_\_

is a <input type="checkbox"/> Seller Agent	<input type="checkbox"/> Licensee	<input type="checkbox"/> Buyer Agent	<input type="checkbox"/> Disc Dual Agent	<input type="checkbox"/> Transaction Broker	<input type="checkbox"/> Agency	<input type="checkbox"/> MLS ID
	<u>Scott Kerr</u>	<u>(002065)</u>			<u>RE/MAX Shoreline</u>	<u>(2951)</u>
is a <input checked="" type="checkbox"/> Seller Agent	<input type="checkbox"/> Licensee	<input type="checkbox"/> Buyer Agent	<input type="checkbox"/> Disc Dual Agent	<input type="checkbox"/> Transaction Broker	<input type="checkbox"/> Agency	<input type="checkbox"/> MLS ID

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

16. DEFAULT/RETURN OF EARNEST MONEY: Buyer's failure to fulfill any of Buyer's obligations hereunder shall constitute a default and Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. Seller's failure to fulfill any of Seller's obligations hereunder shall constitute a default and Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

17. MEDIATION: Earnest money or other disputes within the jurisdictional limit of small claims court will be handled in that forum. All other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement (other than requests for injunctive relief) shall be submitted to mediation in accordance with generally accepted mediation practices. Buyer and Seller are bound to mediate in good faith and to each pay half of the mediation fees. If a party fails to submit a dispute or claim to mediation prior to initiating litigation (other than requests for injunctive relief), then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who failed to first submit the dispute or claim to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

18. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties and may only be amended in writing, signed by both parties.

19. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

20. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts with the same binding effect as if the signatures were on one instrument. Original or faxed or other electronically transmitted signatures are binding.

21. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property  does  does not contain a septic system within the Shoreland Zone. If the property does contain a septic system located in the Shoreland Zone, Seller agrees to provide certification at closing indicating whether the system has/has not malfunctioned within 180 calendar days prior to closing.

22. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to or from the parties or their Licensee. Only withdrawals of offers and withdrawals of counteroffers will be effective upon communication, verbally or in writing.

23. EFFECTIVE DATE/BUSINESS DAYS: This Agreement is a binding contract when the last party signing has caused a paper or electronic copy of the fully executed agreement to be delivered to the other party which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

24. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the closing disclosure and/or settlement statement to release a copy of the closing disclosure and/or settlement statement to the parties and their licensees prior to, at and after the closing.

25. ADDENDA: Lead Paint -  Yes  No ; Other -  Yes  No Explain: environmental study, inspection and closing timing

The Property Disclosure Form is not an addendum and not part of this Agreement.

26. OTHER CONDITIONS: see addendum

27. GENERAL PROVISIONS:

- a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.
- e. Whenever this Agreement provides for earnest money to be returned or released, agency acting as escrow agent must comply with the Maine Real Estate Commission rules which may require written notices or obtaining written releases from both parties.

28. ELECTRONIC SIGNATURES: Pursuant to the Maine Uniform Electronic Transactions Act and Digital Signature Act, the parties authorize and agree to the use of electronic signatures as a method of signing/initialing this Agreement, including all addenda. The parties hereby agree that either party may sign electronically by utilizing an electronic signature service.

Buyer's Mailing address is 460 Mountfort Road, North Yarmouth, ME 04097  
1/12/2023

Robert G. Taisey  
BUYER Robert G. Taisey or assigns DATE BUYER DATE

BUYER DATE BUYER DATE

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is 78

Hilda M. Gladstone 1/12/2023  
SELLER Hilda M. Gladstone DATE SELLER DATE

SELLER DATE SELLER DATE

**COUNTER-OFFER**

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) \_\_\_\_\_ (time)  AM  PM.

SELLER DATE SELLER DATE

SELLER DATE SELLER DATE

The Buyer hereby accepts the counter offer set forth above.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

**EXTENSION**

The closing date of this Agreement is extended until \_\_\_\_\_ DATE

SELLER DATE SELLER DATE

SELLER DATE SELLER DATE

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE



**ADDENDUM 1 TO AGREEMENT**

Addendum to contract dated January 12, 2023

between Hilda M. Gladstone (hereinafter "Seller")

and Robert G. Taisey or assigns (hereinafter "Buyer")

property located at 111 Mountfort Road, North Yarmouth, ME 04097

Closing on the property is subject to the buyer being able to obtain the North Yarmouth's Planning Board approval to use this property for his solar energy, general contracting and inventory, vehicle, equipment and boat storage business which will entail Site Plan Review which is expected by the NY Code Enforcement Officer to take 3 to 4 months.

Closing on the property is subject to obtaining the financing referred to in Paragraph 14. The financing approval may require an environmental study (in addition to the due diligence referred to in Para 12) which may require inspection and digging when the ground is not snow covered or frozen which the seller agrees to.

The closing will take place within 45 days of the later of documentation of said Planning Board and Continued... See Addendum Addendum Terms and Conditions 1

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.

*Robert G. Taisey*  
1/12/2023  
Buyer Date  
Robert G. Taisey or assigns

Buyer Date

Buyer Date

Buyer Date

*Hilda M. Gladstone* 1/12/2023  
Seller Date  
Hilda M. Gladstone

Seller Date

Seller Date

Seller Date



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**Assured Solar Energy**  
**Sketch Plan Review**  
**Pre Application Narrative**  
**Draft**  
**1-27-2023**

**Background**

My name is Rob Taisey, my wife Leslie and I purchased our lot at 460 Mountfort Road in 1983. At that time Mountfort road was dirt and there were no power lines to our lot. We cleared the land ourselves and built our own driveway and paid CMP to extend the power lines to our lot. Rob's work as a field service engineer for Combustion Engineering in the nuclear industry involved long term, out of state travel to nuclear power plants. During this time, Leslie acted as the general contractor/ project manager to coordinate the construction of our passive solar, post and beam home. We moved into our house in 1984 and raised our daughter Allison who was born in 1985. We have been operating a general contracting business operating out of 460 Mountford Rd, North Yarmouth since 1998 when we started Stump & Grind, a stump chipping service. Rob had been involved in solar energy since the late 1970's working for David Sleeper's Brook Farm labs in Falmouth. We started doing business as Assured Solar Energy (ASE) in 2006 with the tagline "Energy as Sure as Sunrise". The solar business is often called the "Solar Coaster" because of rapid changes in both technology, prices and policy over the years as the industry has grown. We continued to operate both Assured Solar and Stump & Grind until 2015, when we sold Stump & Grind to one of our employees.

Assured Solar Energy designs and installs custom solar photovoltaic (PV) systems. We serve residential, commercial, and agricultural customers generally within an hour travel time from North Yarmouth, although occasionally we travel farther for specialized off grid jobs on islands such as Seguin Island Light and Wood Island Life Saving station in Kittery and Eagle Island State park in Casco Bay. We specialize in systems that are grid-tied, grid tied with battery back-up as well as off-grid PV systems.

Additional services we provide include installing: electric vehicle chargers; energy management systems; and standby generators. We do have deliveries of supplies which we presently store either outside or in shipping containers. We do some assembly of components prior to delivery to job sites. This can include pre-building, and partial assembly of electrical panels and backer boards as well as racking.

Due to the rising cost of electric energy from the utilities as well as more stable, predictable policy at the Federal and State level, our business has grown to the point where we need to expand. We made a full price offer on another property which had come onto the market in Freeport but we were not able to get it under contract. When 111 Mountfort road became available it seemed like a good match for our needs so we were prepared to make an offer immediately. As part of our purchase and sale agreement we are renting the spaces so that we can upgrade systems, clean up and prepare the spaces while we go through the Planning

Board and SBA Loan approval process. We plan to move the bulk of our operations there as soon as we receive planning board approval.

We currently employ electricians, installers, customer service representatives, sales and administrative personnel. Our normal hours of operation are Monday through Thursday 7am-5pm. Occasionally we work outside of those hours in special circumstances.

The property at 111 Mountfort Road includes 4 existing structures:

1. 4 Bay garage 48x24 (1,152 sq ft) on slab.
2. 61x48 (2,928 sq ft) clear span metal building on slab.
3. 1890 sq ft mobile home with additions on frost wall.
4. Small 1 bay 16 x 24 (~384 sq ft) open garage on slab.

All of the existing buildings are set back more than 500' from Mountfort Road with existing trees and an off-set driveway providing effective screening from the road.

Our uses will be consistent with those of prior owner Lionell Gladstone, who built the existing buildings and used them for his business: equipment & vehicle maintenance, metal fabrication, and construction.

The 111 Mountfort Road property will be used as our primary base of operations.

Activities would include:

1. Company, employee, resident's and customer's vehicles and equipment entering, exiting and parking.
2. Driveway plowing and maintenance. We have no immediate plans for paving.
3. Storage of machinery, implements and attachments for construction equipment.
4. Company and employee vehicle maintenance, including refueling.
5. Delivery, shipping, and transport of materials.
6. Placement of land sea containers for storage of company and owner's tools and equipment.
7. Loading, unloading and storage of materials.
8. Metalworking, woodworking.
9. Storage and maintenance for personal boats and trailers.
10. Occasional open house or demonstrations for customers.
11. Employee training.
12. Electric vehicle charging.
13. Vehicle storage.
14. Office space in support of ASE general contracting business.
15. Residential rental consistent with State and local land use ordinances.
16. Other uses consistent with residential and general contracting business and other permitted uses within the FF zone.

Our goal for the property is to establish office spaces and warehouses for storage of supplies and equipment from the existing buildings. Existing buildings will be remodeled appropriately.

based on need. Per our discussion with Kate Burch and Ben Scipione, the above proposed uses are allowed within the FF Zone with SPR. The property as presently configured has the potential for a 2 family and Accessory Dwelling Unit.

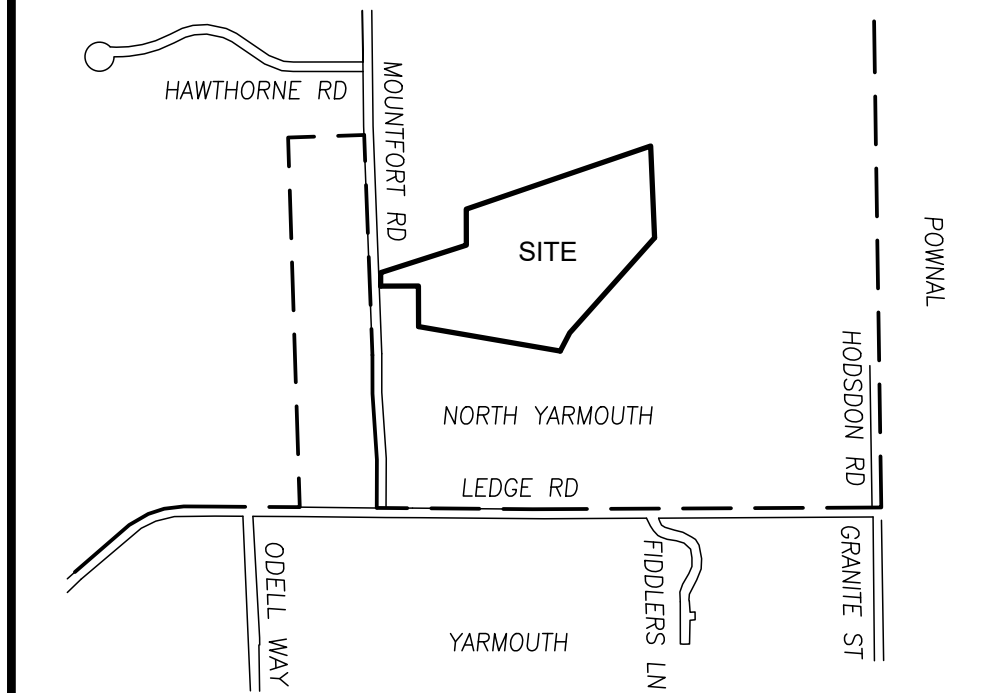
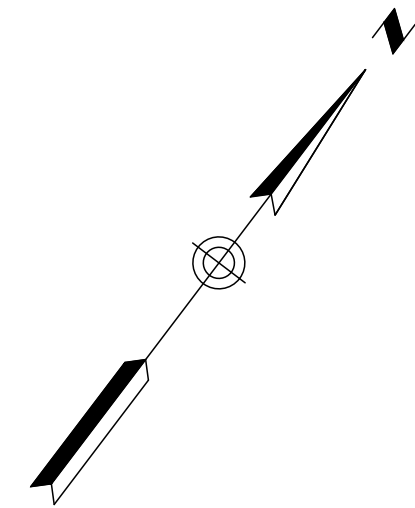
A preliminary sketch plan is attached. We will be clearing some trees to build on existing clearings and improve access (both solar and physical). We have no plans to pave any of the driveway.

We do expect to convert some of the residential space to office space, while maintaining a residential component. We may need to build additional office space in the future. We plan to upgrade heating systems to heat pumps and have some back-up heat from wood, oil and propane stoves. We expect to install solar PV on the Shop and possibly the 4 bay garage as well as a ground mounted solar array to cover our usage, after a year or so of occupancy. We will apply for separate permits for those items at that time.

Sincerely,

Rob Taisey  
President





LOCATION MAP N.T.S.

**PLAN REFERENCES**

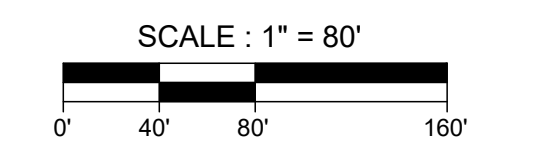
- "STANDARD BOUNDARY SURVEY ON MOUNTFORT ROAD NORTH YARMOUTH, MAINE FOR LIONEL GLADSTONE MAY 1991 WAYNE T. WOOD & CO."
  - "STANDARD BOUNDARY SURVEY PROPERTY PLAN OF LOT DIVISION MOUNTFORT ROAD NO. YARMOUTH, MAINE MADE FOR LIONEL E. GLADSTONE NOVEMBER 3, 1999 JOHN D. PALMITER, PLS 1057" RECORDED IN PLAN BOOK 199, PAGE 515.
  - "SKETCH PLAN ON MOUNTFORT ROAD NORTH YARMOUTH, MAINE FOR JAMES CONRAD AUGUST 2, 2006 OWEN HASKELL, INC." OHI JOB #2006-156NY.
  - "BOUNDARY SURVEY AT 550 LEDGE ROAD, YARMOUTH, MAINE MADE FOR RECORD OWNER DAVID GERMOND JUNE 23, 2021 OWEN HASKELL, INC. JOB NO. 2021-092 NY.
  - "AMENDED RECORDING PLAT WETMORE SUBDIVISION 500 ROYAL ROAD, NORTH YARMOUTH, MAINE MADE FOR RECORD OWNER JOSHUA T. & LAURA WETMORE FEBRUARY 24, 2020 OWEN HASKELL, INC. JOB NO. 2012-094 NY" RECORDED IN PLAN BOOK 220, PAGE 105.
  - "LOT DIVISION ON ROYAL ROAD, NORTH YARMOUTH, MAINE FOR DOUG HABERBOSCH 6-15-89 DELTEA ENGINEERING, INC." RECORDED IN PLAN BOOK 180, PAGE 33.
  - "STANDARD BOUNDARY SURVEY PROPERTY PLAN OF LOT DIVISION 141 MOUNTFORT ROAD - NO. YARMOUTH, ME MADE FOR RECORD OWNER JESSICA FESTINO JANUARY 27, 2006 JOHN D. PALMITER, PLS 1057" RECORDED IN PLAN BOOK 206, PAGE 77.
  - "STANDARD BOUNDARY SURVEY PLAN OF PROPERTY OF CARL A. WINGREN LEDGE ROAD, NORTH YARMOUTH, MAINE FOR JOSEPH DELOIS 9-22-86 MICHAEL OWEN HASKELL ASSOCIATES" RECORDED IN PLAN BOOK 158, PAGE 9.
  - "FINAL SUBDIVISION SURVEY PLAN OF PROPERTY OF JOSEPH DELOIS LEDGE ROAD, NORTH YARMOUTH, MAINE FOR JOSEPH DELOIS 9-29-86 MICHAEL OWEN HASKELL ASSOCIATES" RECORDED IN PLAN BOOK 163, PAGE 29.
- NOTE: PLAN REFERENCES 8 AND 9 HAVE BEEN CORRECTED AND SUPERCEDED BY PLAN REFERENCE 4.

**GENERAL NOTES**

- OWNER OF RECORD:  
HILDA GLADSTONE  
111 MOUNTFORT ROAD, NORTH YARMOUTH, MAINE  
TAX MAP 3 LOT 91  
C.C.R.D. BOOK 39344 PAGE 277
- BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD83 PER GPS OBSERVATION.
- THIS PLAN IS COMPILED FROM THE REFERENCED PLANS AND IS NOT THE RESULT OF A COMPLETE FIELD SURVEY OF THIS PROPERTY BY THIS FIRM. IN PIECING THE PLANS TOGETHER, MATHEMATICALLY, THERE IS LESS THAN A ONE FOOT GAP IN THE CLOSURE OF THE PERIMETER.
- BOUNDARY AGREEMENT RECOMMENDED WITH GERMOND.
- OTHERS MAY HAVE RIGHTS IN OLD ROADS THAT CROSS PROPERTY.

**LEGEND**

- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- IPF/IRF IRON PIPE OR ROD FOUND
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK / PAGE



**Compiled Plan**  
 At  
**111 Mountfort Road**  
 North Yarmouth, Maine  
 Made for  
**Robert Taisey**  
 North Yarmouth, Maine

**OWEN HASKELL, INC.**  
 PROFESSIONAL LAND SURVEYORS

390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: JLW	DATE: JAN. 23, 2023	JOB NO. 2023-NY
CHECKED BY: JCS	SCALE: 1" = 80'	DRWG. NO. 1



11247/185,  
9663/28  
PLAN REF. 1

35°12'E  
500.0'

AREA=  
21.72 ACRES ±



Proposed Employee  
Parking

Proposed Company  
Vehicle Parking

Proposed Tree Clearing

Proposed employee  
parking

Existing  
1 bay garage

Existing driveway

Existing 20'  
container to be  
removed/replaced

Proposed location:  
2x40' containers  
2x20' containers  
2xgenerators  
2xpropane tanks

Existing  
cleared area  
proposed for  
equipment storage

Existing driveway

Existing cleared area  
proposed for equipment  
storage

799.1'  
S62°48'W

1"IRF  
HELD

60.4'  
S09°34'E

CIRF  
#1252

1-1/2"IRF

1"IPF

53.7'  
S34'E

1-1/4"IRF

BLAZED LINE



<b>Hazardous Materials List</b>	<b>Units</b>
Tri-Built High Performance Elastomeric Sealant	TS
Chem Link M-1 Universal Adhesive& Sealant	TS
Dem-Kote Enamel Finish	TS
Str-Lube STA-PLEX Premium Red Grease	TS
Str-Lube General Purpose Lithium Grease	TS
Dow Great Stuff Insulating Foam Sealant	TS
Pettit EasyPoxy	TS
Sea Hawk Epoxy F1	TS
Rectorseal Pipe Thread Sealant	TS
4-Cycle Engineered Fuel	TS
Mac's 1216 Premium Starter Fluid	TS
Diesel Exhaust Fluid	TS
Transmission Fluid	TS
Rust-Oleum Rust Reformer	TS
Rust-Oleum Self Etching Primer	TS
Pettit Brushing Thinner	TS
Loctite Construction Adhesive	TS
Sudbury Bilge Cleaner	TS
Amsdil Marine Engine Oil	TS
NAPA Chainsaw Bar&Chain Oil	TS
Moeller Clear Coat Board& Stern Drive	TS
Prime Guard RV&Marine Anti-Freeze	TS
EasyCare Paint&Primer	TS
Grease	30 gl, 1gal jugs
Hydraulic Oil	5gal, 1gal jugs
Diesel	500gal, in tanks
Other Consumer Grade materials	TS

**Assured Solar Vehicles and Equipment as of 1-31-2023**

Additional Vehicles & Equipment likely as business grows

**Company Vehicles:**

Chevrolet BOLT EUV 2022  
Ford F450 2022 with Switch & Go  
Ford E350 Box Truck 2021  
Ford F250 Crew Cab 2018  
Mercedes Sprinter 2015  
Ford F150 2009  
Volvo XC 70 2002  
Ford B600 Box Truck  
Chevy 3500 box truck  
Other Business Vehicles as needed

*Employee Vehicles as needed*

**Trailers**

Iron Bull Dump Trailer  
Nova Tilt Bed Trailer  
Red utility Trailer  
Blue 2 Axle Trailer Stake pocket  
Triaxel Flatbed Trailer  
Switch & Go Bodies  
Other attachments and bodies as needed

**Storage:**

**Land and Sea Containers:**

2-40' High Cube  
2-20' Standard  
Additional as needed

**Inside / Shop Equipment**

Welding Equipment  
Oxy-Acetylene torches  
Plasma cutter  
Woodworking Equipment  
Machine Shop Equipment  
Radial Drill Press  
Milling Machine  
Lathe  
100 kW Generator  
Other Generators  
Diesel Fuel Pump  
Air Compressors  
Air powered grease pump  
Pipe & Conduit Bending equipment

**Personal Boats**

1964 38' Chris Craft Commander  
22' Pearson Ensign  
19' Grady White Trailer  
15' Boston Whaler + Trailer  
Wooden Skiff & inflatables



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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.63  
Total Postage amt \$4.78

Sent To **Thomas Dodwell**  
Street and Apt. No **434 Ledge Rd.**  
City, State, ZIP+4 **North Yarmouth, ME 0409**

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Postage \$0.63  
Total Postage amt \$4.78

Sent To **Lawrence & Helen Lonigan**  
Street and Apt. No **32 Abbey Ln.**  
City, State, ZIP+4 **North Yarmouth, ME 04097**

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Postage \$0.63  
Total Postage amt \$4.78

Sent To **David Lawrence**  
Street and Apt. No **484 Royal Rd.**  
City, State, ZIP+4 **North Yarmouth, ME 04097**

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**Freeport, ME 04032**

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.63  
Total Postage amt \$4.78

Sent To **Sarah Carrigan**  
Street and Apt. No **51 Cranberry Ridge**  
City, State, ZIP+4 **Freeport, ME 04032**

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**Pownal, ME 04069**

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.63  
Total Postage amt \$4.78

Sent To **James Hart**  
Street and Apt. No **PO Box 33**  
City, State, ZIP+4 **Pownal, ME 04069**

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Postage \$0.63  
Total Postage amt \$4.78

Sent To **David Germond**  
Street and Apt. No **550 Ledge Rd.**  
City, State, ZIP+4 **North Yarmouth, ME 04097**

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Postage \$0.63  
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Sent To Joshua & Laura Wetmore  
32 Quarry Ridge  
North Yarmouth, ME 04097

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<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage \$0.63  
Total Postage and \$4.78

Sent To Aaron Wilson  
466 Royal Rd.  
North Yarmouth, ME 04097

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Sent To Karen Needham  
10 Hawthorne Rd.  
North Yarmouth, ME 04097

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.63  
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Sent To Evan Waite  
85 Mountfort rd.  
North Yarmouth, ME 04097

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.63  
Total Postage and \$4.78

Sent To Keenan Murphy  
141 Mountfort Rd.  
North Yarmouth, ME 04097

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North Yarmouth, ME 04097

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.63  
Total Postage and \$4.78

Sent To Kenneth Taplin  
32 Hodsdon Rd.  
North Yarmouth, ME 04097

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7022 3330 0001 3981 8859

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**North Yarmouth, ME 04097**

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee if appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and	\$4.78

Sent To: **Elsa Huntington**  
177 Mountfort Rd.  
North Yarmouth, ME 04097

Postmark Here: **JAN 26 2023**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 3981 8804

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**North Yarmouth, ME 04097**

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee if appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and	\$4.78

Sent To: **Dave Gagne**  
121 Mountfort Rd.  
North Yarmouth, ME 04097

Postmark Here: **JAN 26 2023**

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7022 3330 0001 3981 8774

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**North Yarmouth, ME 04097**

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee if appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and	\$4.78

Sent To: **Dylan Estabrook**  
91 Mountfort Rd.  
North Yarmouth, ME 04097

Postmark Here: **JAN 26 2023**

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7022 3330 0001 3981 8835

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**North Yarmouth, ME 04097**

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee if appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and	\$4.78

Sent To: **Ace York**  
153 Mountfort Rd.  
North Yarmouth, ME 04097

Postmark Here: **JAN 26 2023**

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7021 1970 0001 7563 6454

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**Cumberland Center, ME 04021**

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee if appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and	\$4.78

Sent To: **Shawn & Cynthia Fulton**  
93 Orchard Rd.  
Cumberland, ME 04092

Postmark Here: **JAN 26 2023**

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7021 1970 0001 7563 6393

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**North Yarmouth, ME 04097**

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee if appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and	\$4.78

Sent To: **Edward Motley Jr.**  
570 Ledge Rd.  
North Yarmouth, ME 04097

Postmark Here: **JAN 26 2023**

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**North Yarmouth, ME 04097**

Certified Mail Fee	\$4.15	0096 07 Postmark Here JAN 26 2023
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
Postage	\$0.63	01/26/2023
Total Postage and	\$4.78	
Sent To	Valerie Murphy	
Street and Apt. No.	141 Mountfort Rd.	
City, State, ZIP+4	North Yarmouth, ME 04097	

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**Yarmouth, ME 04096**

Certified Mail Fee	\$4.15	0096 07 Postmark Here JAN 26 2023
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
Postage	\$0.63	01/26/2023
Total Postage and	\$4.78	
Sent To	Matthew Kelly	
Street and Apt. No.	153 Applecrest Dr.	
City, State, ZIP+4	Yarmouth, 04096	

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7022 3330 0001 3981 8842

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**North Yarmouth, ME 04097**

Certified Mail Fee	\$4.15	0096 07 Postmark Here JAN 26 2023
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
Postage	\$0.63	01/26/2023
Total Postage and	\$4.78	
Sent To	Edward Stowell Jr.	
Street and Apt. No.	165 Mountfort Rd.	
City, State, ZIP+4	North Yarmouth, ME 04097	

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7021 1970 0001 7563 6416

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**North Yarmouth, ME 04097**

Certified Mail Fee	\$4.15	0096 07 Postmark Here JAN 26 2023
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
Postage	\$0.63	01/26/2023
Total Postage and	\$4.78	
Sent To	Philip Potenziano	
Street and Apt. No.	480 Royal Rd.	
City, State, ZIP+4	North Yarmouth, ME 04097	

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