

Subdivision Preliminary Plan Application

Subdivision Name: Iron Mine Mobile Home Park Subdivision Fees: _____

Date of Submission: 09-23-2020 Received by: _____

Proposal: Expansion of state approved + licensed 24-pad mobile home park to a 42-pad mobile home park.

General Information:

Name of Property Owner: Iron Mine, LLC

Address: PO Box 97, Hinkley, Me. 04944

Phone/Fax No: office-207-509-9927 fax-207-616-0672

Applicant Name: Jo Roderick Agent- Roland Pinette

Address: PO Box 97, Hinkley, Me 04944

Phone/Fax No Jo-207-710-4777 Roland-207-730-0158

Design Consultant(s): Surveyor Engineer Architect Planner/Contractor

Name: William Acheson - Bombahook Land Surveys

Address: 30 Chestnut Street, Gardiner, Me 04345

Phone/Fax No 207-446-2997

Name: Bruce MacLeod MacLeod Structural Engineers, PA

Address: 90 Bridge Street, Suite 252, Westbrook, Me 04092

Phone/Fax No 207-509-0735

Name: Dan Hollansbee Home Improvements

Address: 202 Norridgewock Rd, Fairfield, Me 04937

Phone/Fax No 207-509-0735

Property Information:

surveyor

architect/engineer

contractor

City Tax Map: 27 Lot(s): 14; 14A; 15B Zoning District(s): MUV (mixed used village)
Deed Reference(s): Book 13112 Page 63 Lot 14 Book 6691 Page 61 Lot 15B
Flood Zone: Yes No Lot 14A Book 3446 Page 338 Shoreland Zone: Yes No

Frontage: Road _____ Shore 0 Property Size: Lot 14 - 5.84ac - 254,555sf
(Acres) (Sq. Ft.)
Lot 14A - .27ac - 11,741sf
Lot 15B - 2.78ac - 120,995sf

Development Information:

Total 8.89 acres - 387,291sf

Does the parcel include any water bodies? If yes, describe and shown on plan _____
NO

Has the land been part of a prior approved subdivision? Yes No If Yes, state the following:

Subdivision Name & Approval Date Iron Mine Hill Mobile Home Park

Acres to be Developed: 8.89 Number of Lots or Units: 42 pads (units)

Anticipated Date of Construction: upon approval Completion: summer/fall 2021

Will the subdivision be developed in a phase plan, if so, identify stages: Phase One - complete 24 pads
Phase Two - expansion to 42 pads

Will the subdivision have any common land or buildings: NO

Identify the Water supply system: Public

Identify the sewage Disposal System: Public

If Public, does it require an extension of the public sewer lines? Yes No

Identify the number of fire hydrants and location(s): #1 intersection of Iron Mine Hill Rd + Old Brunswick Rd

Will the subdivision have sidewalks: yes no If yes, describe: #2 Commonwealth - 200' from Williams Lane

Will the streets have curbs: yes no If yes, describe: _____

Describe the storm drainage system: ditch-culverts with retainage dams

Will the subdivision require a Zoning Variance? yes no If yes, describe: _____

Will the subdivision require a special Exception Permit? yes no If yes, describe: _____

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

September 24, 2020

Project No. 2020-122

Roderick
Ms. Jo ~~Rodrigue~~
Home Deals of Maine, LLC.
10 Country Way
Waterville, ME 04345

Subject: Proposal for Professional Services
Iron Mine Trailer Park
Gardiner, Maine

Dear Jo,

E.S. Coffin Engineering & Surveying is pleased to provide you with the following proposal for engineering services for the Iron Mine Trailer Park located on Lot #14 on Tax Map #27 in the City of Gardiner Tax Maps. The lot is in the Mixed Use Village District (MUV), which considers trailer parks needing to be reviewed by the planning board.

According to you there have been 24 pad sites originally approved by the City and another 18 pad sites are being proposed. It is my understanding that you want us to provide the stormwater management plan for the trailer park. We have received the boundary plan in CAD format from Bombahook Land Surveys. You have indicated that you have purchased Williams Lane and the survey plan indicates that you are in the process of purchasing lots 14A and 15B from Arlene Quirion. The survey plan shows 10' contours, which can't be used by us for the stormwater design as we need at least 2' contours for the stormwater management plan.

The parcel is located within the Cobbossee Stream Watershed, which is not considered a watershed most at risk by the MDEP. As a result, any proposed development that creates 43,560 sf or more of impervious area or 5 acres or more of developed area must submit a stormwater permit application to the MDEP. This application is extensive and deals with stormwater quality. It doesn't appear that your project will need this permit application.

The City of Gardiner requires that the project complies with the Land Use Ordinance (LUO), which states that the post-development flow condition must be less than or equal to the pre-development flow condition in regard to the 2-, 10- and 25-year peak storm events. This regulation deals with stormwater quantity. However after conversations with Kris McNeil (CEO) he has indicated that the City would be fine just the stormwater management plan. Therefore our proposal is only for the stormwater management plan. We can't start this plan until we have a one or two-foot contour interval in a CAD file.

E.S. Coffin Engineering & Surveying proposes the following description of services:

DESCRIPTION OF SERVICES:

ENGINEERING:

- 1) Facilitate the stormwater management plan for the proposed project including: the trailer pads, driveways, roads, grading, pipes, ditching, erosion control features including plunge pools, silt fence, hay bales, etc.
- 2) Prepare the site details depicting all pertinent construction details that will be needed to complete the project.

COST OF SERVICES:

The following is the cost for the services outlined above:

	PROFESSIONAL SERVICE	COST
	ENGINEERING	
1	Site Plan	\$6,000
2	Site Details	\$1,000
	TOTAL	\$7,000

The cost shown is a fixed fee and will not be exceeded, unless changes occur, which are generated by the owner or their representative. The total cost does not include mailing, mileage or permitting fees. A deposit of 3,500 is required prior to starting the project.

ASSUMPTIONS:

1. There will not be any stormwater calculations needed and we are only providing the stormwater management plan.
2. One or two foot contours will be sent to us in a CAD file by Bombahook Land Surveys.

SCHEDULE OF SERVICES:

E.S. Coffin Engineering & Surveying is prepared to begin work within 3 weeks of receiving the letter of agreement. Please return a signed copy and deposit to us if you wish to proceed.

Sincerely,



James E. Coffin, PE

ACCEPTED BY CLIENT:



Date 09-24-2020

Enclosure: Conditions of Agreement

General Contract Terms

Terminology (as defined by this document)

E.S. COFFIN ENGINEERING & SURVEYING (CE&S) - a duly authorized agent acting for **CE&S**.

LETTER OF AGREEMENT (or AGREEMENT) - The contractual agreement between the **CLIENT** and **CE&S**.

PROJECT - The actual work that is to be performed by **CE&S** as outlined in this **AGREEMENT** and/or as modified by the signing parties.

CLIENT - The person, representative, or agent, who has signed the **AGREEMENT**

Agreement Conditions

1. **CLIENT** has the right to terminate this contract at any time, and for any reason, by written notice to **CE&S**; in which case, termination does not take effect until 24 hours after delivery of said notice to **CE&S**. In the event of termination, all accrued charges will be billed, and are payable; any completed work done will be available to **CLIENT** upon final payment. In the event of substantial failure to perform in accordance with the terms of this agreement by the **CLIENT**, this agreement can be terminated with written notice to **CLIENT**.
2. **CLIENT** must indicate specifically any valuable, or important items, which might become damaged during the course of the work. **CE&S** shall not be liable for the cutting, or felling of, brush or trees in the course of the work. **CE&S** will attempt to preserve large trees, fences, etc.; and will respect all marks and monuments regardless of origin or authenticity. **CLIENT** agrees to indemnify **CE&S** against reasonable damage of **CLIENT's** property that reasonably occurred during the course of **CE&S's** services on behalf of **CLIENT**.
3. **CLIENT**, by this **AGREEMENT**, agrees to provide access to, across, and on said property to allow the completion of the required services.
4. **CLIENT** to provide full information and criteria as to the requirements for the **PROJECT**; examine and respond promptly to **CE&S's** submissions; including prompt and written notice to **CE&S** upon becoming aware of any defect in the work. **CLIENT** will assist **CE&S** by placing at **CE&S's** disposal all available information pertinent to the services that are to be provided by **CE&S** including correspondence, title reports, plans, review agency documents, calculations, etc. Any safety requirements not listed in this agreement are the full responsibility of the **CLIENT** and not part of this **AGREEMENT**. **CLIENT** to provide any machinery, equipment, tools, etc. specifically needed for this **PROJECT** that is not standard surveying, engineering, or soil equipment.
5. Unless provided for otherwise in the **AGREEMENT**, the **CLIENT** agrees to limit the liability of **CE&S** to the amount of the total fee paid to **CE&S**. No liability to **CE&S** for this project to extend beyond five (5) years after **AGREEMENT** date.
6. The **CLIENT** is responsible for payment of services rendered under this **AGREEMENT**, as billed by **CE&S**. Unless stated elsewhere in this **AGREEMENT**, the **CLIENT** by signing this **AGREEMENT**, is bound personally, as well as through any represented corporation (or entity), for the payment of services.
7. **CE&S** to perform work in accordance with the Rules and Regulations of the Maine Board of Registration for Professional Engineers and the prevailing laws of the Maine Board of Licensure for Professional Land Surveyor's Standards, as interpreted by **CE&S**.
8. **CE&S** is not responsible for the actions of others, who affect the ultimate cost of the **PROJECT**; by vandalism, marker removal, changes in scope of work, approval agencies, etc. (**CLIENT** to be notified of any cost increase).
9. All documents, including the original drawings, field notes, and other data gathered by **CE&S** will remain the property of **CE&S** and may be copyrighted in **CE&S's** name. **CE&S** shall have the right to provide the information to other surveyors, engineers, clients, etc., upon their request. All documents prepared for the **CLIENT** in regard to this **AGREEMENT** are to be used by the **CLIENT** solely in connection with the **PROJECT**, and not for the purpose of making subsequent extensions or enlargements to the **PROJECT**. **CLIENT** will not sell, publish, or display them publicly or use them for new projects without the written permission of **CE&S**. **CE&S** shall have the right to revoke any certification, or other statement made on the documents or plans, whenever **CE&S** is made aware of unauthorized alterations to documents prepared by **CE&S**, or if payment is not made. Should the **CLIENT** desire to restrict examination of data and drawings to others, and then it shall be so stated in the **AGREEMENT**. **CE&S** is not liable for any unauthorized determination of others utilizing documents made by **CE&S**.
10. Payment on all billings are due within 30 days of billing date, otherwise a late charge of 1.5% per month, simple interest (18% per year) will be added to the total amount. In the event that any portion, or all of the final billing, remains unpaid for a period of 60 days, the **CLIENT** shall pay all costs of collection, including actual attorney's fees, and **CE&S's** costs to collect bill (this includes research, meetings, court appearances, etc. by **CE&S** in the collection process).
11. Unless otherwise specified in this agreement, the price indicated is the total fee based on the assumptions mentioned in the **LETTER OF AGREEMENT**; any unusual conditions, or changes which may cause the total fee to be exceeded during the course of the work, are to be reported to the **CLIENT** upon knowledge of the facts. In addition, hours per day are based on when personnel leave and return to the office.
12. All stakes, monuments, and markers, supplied by the **CE&S**, and made a part of the **PROJECT**, shall remain the personal property of the **CE&S** until final payment has been made. **CE&S** reserves the right to withdraw any prints or plans given to the **CLIENT**, or approval agency, if payment is not made.
13. This **AGREEMENT** is nontransferable for either party, and rights or benefits herein are not available to anyone other than the **CLIENT** and **CE&S** (unless amended in writing by the parties).
14. **CLIENT** or **CE&S** at any time during the course of this **AGREEMENT** may request a modification to this agreement. This request will in no way affect or make void this **AGREEMENT**, but the fair and reasonable value of the services agreed upon shall be added to, or deducted from the amount specified in this **AGREEMENT**, as the case may be. This **AGREEMENT** shall be held to be completed when the work is finished, according to the original **AGREEMENT**, as amended by such changes.
15. **CE&S** reserves the right to assign personal and equipment to the **PROJECT**, and to record billable time.
16. The laws of Maine will apply concerning the interpretation and performance of this **AGREEMENT**. If an item in this **AGREEMENT** is found to be in violation of any prevailing laws, it will not void the entire **AGREEMENT**. This **AGREEMENT** is superior and over-rides any Standard Subcontract Agreement signed by the parties involved in this **AGREEMENT** for this **PROJECT** when referenced in said Standard Subcontract Agreement.
17. Any retainer, without interest, shall be applied to the final payment at the completion of the project by **CE&S**, or termination of **CE&S's** services, whichever is sooner. The retainer will be forfeited by **CLIENT** should **CLIENT** breach this agreement.
18. Visits to the site will be for information purposes only. **CE&S** will not be responsible for any site inspection duties; unless those duties are specifically addressed somewhere else in this **AGREEMENT**.
19. **CE&S** is responsible for the actions of its' employees only. Insurance is provided for: vehicles, general liability, errors and omissions, and workman's comp. All other entities on the site are responsible for their own safety, work product, actions, conduct, etc.
20. **CE&S** is not responsible for any actual, alleged, or threatened, pollutant damage in regard to the services performed. Pollutants are defined as any environmentally threatening contaminants commonly regulated in this state.
21. In the event that the **CLIENT** hires subcontractors, workers, orders material, etc., and governs, directly or indirectly, the overall operation on the work site; then the **CLIENT** is deemed to be acting as his own general contractor, having the greater responsibility for the work site.
22. Other than the procedure of collections described above in (10), should the parties of this **AGREEMENT** have differences involving either the site work, or the **PROJECT**, that cannot be resolved between them; then the procedures of Alternate Dispute Resolution will be the only method of resolving those differences.
23. This contract may be executed in parts and any electronic signature or facsimile signature shall be binding on that party.



City of Gardiner

copy 2/1/14

CITY HALL

CODE ENFORCEMENT
AND
BUILDING & PLUMBING INSPECTION

Gardiner, Maine

September 25, 1986

Arlene Williams
RR 1 Box 429
Gardiner, ME 04345

Dear Ms Williams;

It has come to the attention of the City Assessor and myself that you are expanding your Iron Mine Hill Trailer Park. Our records show a twelve (12) lot park but you appear to now have twenty (20) sites with more space to develop. This expansion will require a special exception permit from the Gardiner Planning Board as you are located within the Residential Zoning of the City.

Procedures for obtaining a special exception permit are that you must request a public hearing to consider the further expansion of the park (see enclosure). You must notify all property owners within one-hundred (100) feet of the property in question by certified mail at least twenty (20) days in advance of the public hearing. A list of abutters will be provided when you request said hearing. Also, a notice indicating the time, place and date of said hearing must be advertized in the Kennebec Journal at least seven (7) days before the hearing's date.

Incidentally, we are presently holding three (3) permit applications to move mobilehome units onto your lots pending resolution of the matter above. Thus these units and all beyond the original twelve (12) sites are presently in violation of the City of Gardiner Codes.

If I can be of further assistance, please contact me at 582-1000.

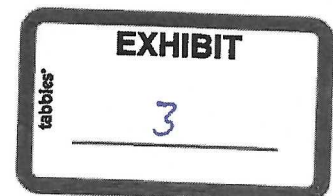
Sincerely,

Harvey Versteeg
Code Enforcement Officer

JHV/cm

enclosure

cc: City Manager Kokernak
Councilmember Weston



GARDINER BOARD OF APPEALS
BOARD ORDER
IN THE MATTER OF

Arlene Williams
Iron Mine Hill Mobile Home Park
R.F.D. # 1 Box 429
Gardiner, ME 04345

)Variance request for existing non-
)permitted mobile home units, within
)the unauthorized extension of a m/h
)park, (Tax Map 27, Lot 14), which
)violate both 25' exterior border
)and road setback limits, lot size
)requirement and unit separation
)requirements set forth in SS 3203,
)L,2,e of the City Zoning Ordinance.

On Thursday, May 14, 1987 the Gardiner Board of Appeals held a public hearing to receive oral and written comments regarding your request for a variance on the space required for a lot, a road setback and a border buffer zone required for a mobile home park in Gardiner.

The Board decision is as follows: Based on the map provided the Board and on record with the minutes, with unit numbered to comply with park lot numbers, the following variances were granted with the following conditions and with the belief that all presently unoccupied lots, planned or existant, will meet code requirements without resort to additional variance.

- A) The lot occupied by Units 18 & 20 being too small for two units may remain so occupied until either is physically removed after which only one unit may occupy this lot.
- B) The units numbered 18, 20 & 22 may remain partially within the 25' buffer zone as long as they are not replaced by longer units.
- C) The units numbered 14 & 16 may remain partially within the 25' buffer zone but upon physical removal of either unit, subsequent units will be angled on the lots in accordance with setbacks.



GARDINER BOARD OF APPEALS
BOARD ORDER
IN THE MATTER OF

Arlene Williams
Iron Mine Hill Mobile Home Park
R.F.D. # 1 Box 429
Gardiner, ME 04345

)Variance request for existing non-
)permitted mobile home units, within
)the unauthorized extension of a m/h
)park, (Tax Map 27, Lot 14), which
)violate both 25' exterior border
)and road setback limits, lot size
)requirement and unit separation
)requirements set forth in SS 3203,
)L,2,e of the City Zoning Ordinance.

On Thursday, May 14, 1987 the Gardiner Board of Appeals held a public hearing to receive oral and written comments regarding your request for a variance on the space required for a lot, a road setback and a border buffer zone required for a mobile home park in Gardiner.

The Board decision is as follows: Based on the map provided the Board and on record with the minutes, with unit numbered to comply with park lot numbers, the following variances were granted with the following conditions and with the belief that all presently unoccupied lots, planned or existant, will meet code requirements without resort to additional variance.

- A) The lot occupied by Units 18 & 20 being too small for two units may remain so occupied until either is physically removed after which only one unit may occupy this lot.
- B) The units numbered 18, 20 & 22 may remain partially within the 25' buffer zone as long as they are not replaced by longer units.
- C) The units numbered 14 & 16 may remain partially within the 25' buffer zone but upon physical removal of either unit, subsequent units will be angled on the lots in accordance with setbacks.

GARDINER BOARD OF APPEALS
BOARD ORDER
IN THE MATTER OF
ARLENE WILLIAMS
PAGE --2--

- D) The units numbered 14, 16, 18, 20, 22, 11, 13 & 15 may remain partially within the 25' road setback with the condition that upon physical removal of existing units, new units, where possible, will be placed so as to comply with the codes (ie: to minimize setback and spacing violations).
- E) The units numbered 18 & 16 and the units numbered 13 & 15 may remain less than the required 50' apart on condition that upon physical removal of existing units, new units shall be placed in compliance with the 50' separation ordinance.

Signed and Dated _____, 1987

By: Charles Martel at Gardiner, Maine
Charles Martel, Chairman

cc: Harvey Versteeg, Code Enforcement Officer
Board of Appeals File

Iron mine Hill TRAILER PARK

1/25/89

ARLENE Williams QUINON

RT 1A

Box 429

GARDNER, ME

582-2641

-c

PARK HAS A TOTAL OF 24 SPACES

- City Water & sewer

- WANTS TO BE ABLE TO DEVELOP - 3 LOTS
WHICH UNDER 10,000 FT² AND WHICH THE
PLANNING BOARD PREVIOUSLY PROHIBITED TO
BE DEVELOPED

- WANTS TO DEVELOP one LOT WHICH
HAS A VARIANCE -

TOTAL LOTS 4



City of Gardiner

Code Enforcement Office

6 Church St.
Gardiner, Me. 04345

Telephone 207-582-6892
Fax 207-582-6895

October 3, 2001

Edmund Quirion
PO Box 492
Gardiner, ME 04345

Dear Mr. Quirion:

I am writing to you in response to your recent inquiries regarding Iron Mine Hill Mobile Home Park. It is my understanding your questions are:

1. Applicable Setbacks for Garages within the Mobile Home Park
2. Existing mobile homes permitted and are vacant lots "grandfathered."

I will address each question, respectively.

1. Garage Setbacks within mobile home park.

The Most recent Gardiner Zoning Ordinance Mobile Home Park Standards indicate the minimum setbacks are 10 feet to side and rear property lines, 20 feet to the front property line and a 25 foot in width vegetative buffer along exterior lot lines.

It is important that you are aware how the 25 foot buffer may impact a 10 foot side or rear property setback. Although the ordinance indicates the side and rear minimum setback is 10 feet, the 25 foot buffer essentially is the setback if any portion of the proposed garage abuts an exterior lot line. The reason for this is due to the ordinance standards stating the 25 foot width buffer must remain as a intact, continuous landscaped area.

2. Are existing mobile homes permitted and are vacant lots "grandfathered?"

After researching the administrative records, the answer to this question became quite involved and complicated. I will break down the issues as follows:

- A. Mobile Homes removed or located to properties without permits.
- B. Pertinent zoning history.
- C. Summary.

- A. Mobile Homes removed or located to properties without permits.

The following is a list of mobile homes removed or located to property within Iron Mine Hill Mobile Home Park (the property information is based upon Gardiner Building Permit Map and Lot Files):

27-14-30: No Permits;

27-14-17: No Permits;

27-14-28: Permit to remove mobile home (11/00), No permit for new/replacement mobile home;

27-14-22: Permit to remove mobile home (10/00), No permit for new/replacement mobile home;

27-14-20: Removed mobile home without permit;

27-14-18: Removed mobile home without permit;

27-14-14: Removed mobile home without permit;

27-14-7: No Permits;

27-14-5: Removed mobile home without permit.

The information above is based upon existing and proposed trailer location drawing dated approximately 1986-1987 and an on-site visit by this Code Enforcement Officer dated 9/26/01. I have enclosed a photocopy of both documents and they are on record within the administrative file.

B. Pertinent Zoning History.

I will list excerpts of some pertinent zoning history of which has a direct association with updating the location of occupied and vacant mobile home sites, establishing lot layout, resolution of violations, and securing variances for non-conformities. The unit numbers are based upon the drawing representing existing and proposed trailer locations dated approximately 1986-1987 and prior Code Enforcement Officer's records.

- 1) May 1987: Gardiner Board of Appeals Variance Approval for the following:
 - a. Units 18, 20: Lot Size;
 - b. Units 18, 20, 22: Lot Setback;
 - c. Units 14, 16: Lot Setback-if replaced, must rotate to conform;
 - d. Units 14, 16, 18, 20, 22, 11, 13, 15: Road Setback;
 - e. Units 16, 18, 13, 15: Separation ok until moved.
- 2) October 1987: Gardiner Board of Appeals Variance Approval for the following (Lot information based upon Site Plan titled "Iron Mine Hill Trailer Park" by J. Robert Curtis dated September, 1987):
 - a. Variance for road not being in middle of right-of-way;
 - b. Lot Size: Lots 1,3,5;
 - c. Frontage: Lots 6,9,10;
 - d. Location of Parking: Lots 1,2,3,4,5,6,7.
- 3) October 1987: Gardiner Planning Board grants Special Exception Permit for additional mobile home lots at Iron Mine Hill Mobile Home Park in accordance with the plans proposed by Mr. Robert Curtis dated September, 1987.

C. Summary

Basically, any existing mobile home legally permitted or grandfathered and located in accordance with the above-mentioned variances and plans, would appear to legally exist whether nonconforming or conforming. Any replacement of a mobile home consistent with the above scenario may be replaced within one year of the date the prior mobile home removal. If a replacement involves a conforming mobile home, the one year time frame is not applicable as long as you meet the applicable standards of the ordinance in effect at the time of replacement.

It is important to note all new mobile homes and any replacement of a mobile home, whether the nonconformance is setbacks or lot size and if the nonconforming one year time limit has passed, must conform to the lot layout of the September, 1987 plan and the most recent zoning ordinance standards including, but not limited to, lot size, frontage, setbacks, and buffer area.

In reference of the September, 1987 plan, all but one lot has the minimum lot size (square footage and frontage) to support one manufacture home per lot. Lot number 13 has sufficient lot size to support two mobile homes. As an example, I will review lot five. The lot size according to the September, 1987 plan is 8,972 sq. ft. with 110 feet of frontage. It would appear that two mobile home locations were established around 1987 (units 20 & 18).

The current Gardiner Zoning Ordinance and Maine State Statutes indicate mobile homes within a mobile home park must have a minimum lot size of 6,000 square feet and 65 feet of frontage per mobile home. In order to locate two mobile homes on lot five, the minimum lot size must be 12,000 sq. ft. and 130 feet of frontage. Therefore, due to minimum lot size requirements, only one mobile home could be placed on lot five. It is in my opinion, you would have two choices if you decided to locate two mobile homes on lot five, seek a variance or an administrative appeal or take advantage of the one year nonconforming time limit. If either mobile home has been removed more than one year prior to the proposed replacement, you could not take advantage of the one year time limit.

The issues surrounding Iron Mine Hill Mobile Home Park are somewhat complicated. I recommend that you establish all units, whether occupied or vacant, locations on the lots as documented on the September, 1987 plan. By accomplishing this, you can establish individual vacant and occupied units on individual lots and determine any issues associated with nonconformance (lot size, setbacks, buffer for example) and conformance. This will help you establish any replacement possibilities and future vacant lots that could legally be occupied. A Surveyor would help you establish this.

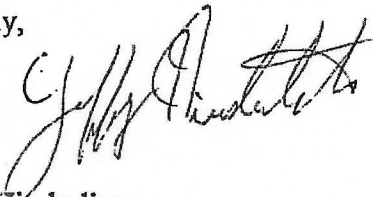
In closing, it would appear there are several violations of the City of Gardiner Zoning Ordinance and Maine State Statute. These apparent violations include the removal and location of mobile homes without Building Permit Application approval and minimum lot size per mobile home. Please remember the information was researched by a review of the documents within the Gardiner administrative records.

In order to address and resolve the apparent violations, I recommend the following:

1. Contact a Surveyor and locate all vacant and occupied mobile home sites in accordance with the plan titled "Iron Mine Hill Trailer Park" dated September, 1987.
2. All Mobile Homes that do not have permits should receive after-the-fact permits.
3. Establish the dates of removal and location of all existing mobile homes and vacant sites.
4. The applicable Gardiner Zoning Ordinance Standards will be determined on a case by case basis.

The intent of this letter is to answer your questions and to notify you of my findings. This is not a formal enforcement letter. Although, the City reserves the right to pursue enforcement for violations which effect public health, safety and welfare, clearly are contrary to applicable Gardiner Zoning Ordinance Standards and Maine State Statute, and has the legal authority. If you need any help or have questions, please contact me at the Code Office. Thank you.

Sincerely,



Jeffrey Hinderliter
Code Enforcement Officer/Planner

Enclosures

DONALD PUSIARD ET. AL.
B 1798-31
Map 27-1

AMERICAN LEGION SMITH--WILLEY
POST #4
B 1969-10
Map 28-64-A

ANGIE DRISKO
B 1491-270
Map 27-2

JOHN PULUS ET. AL.
B 2153-269
Map 27-5

HAROLD COLLINS ET. AL.
B 1299-258
Map 27-15

WILLIAM WILLIAMS ET. AL.
B 1662-165
Map 27-15

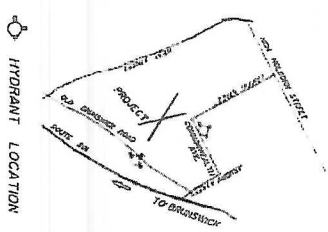
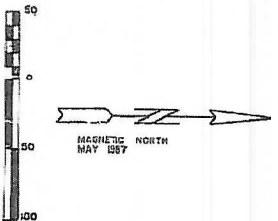
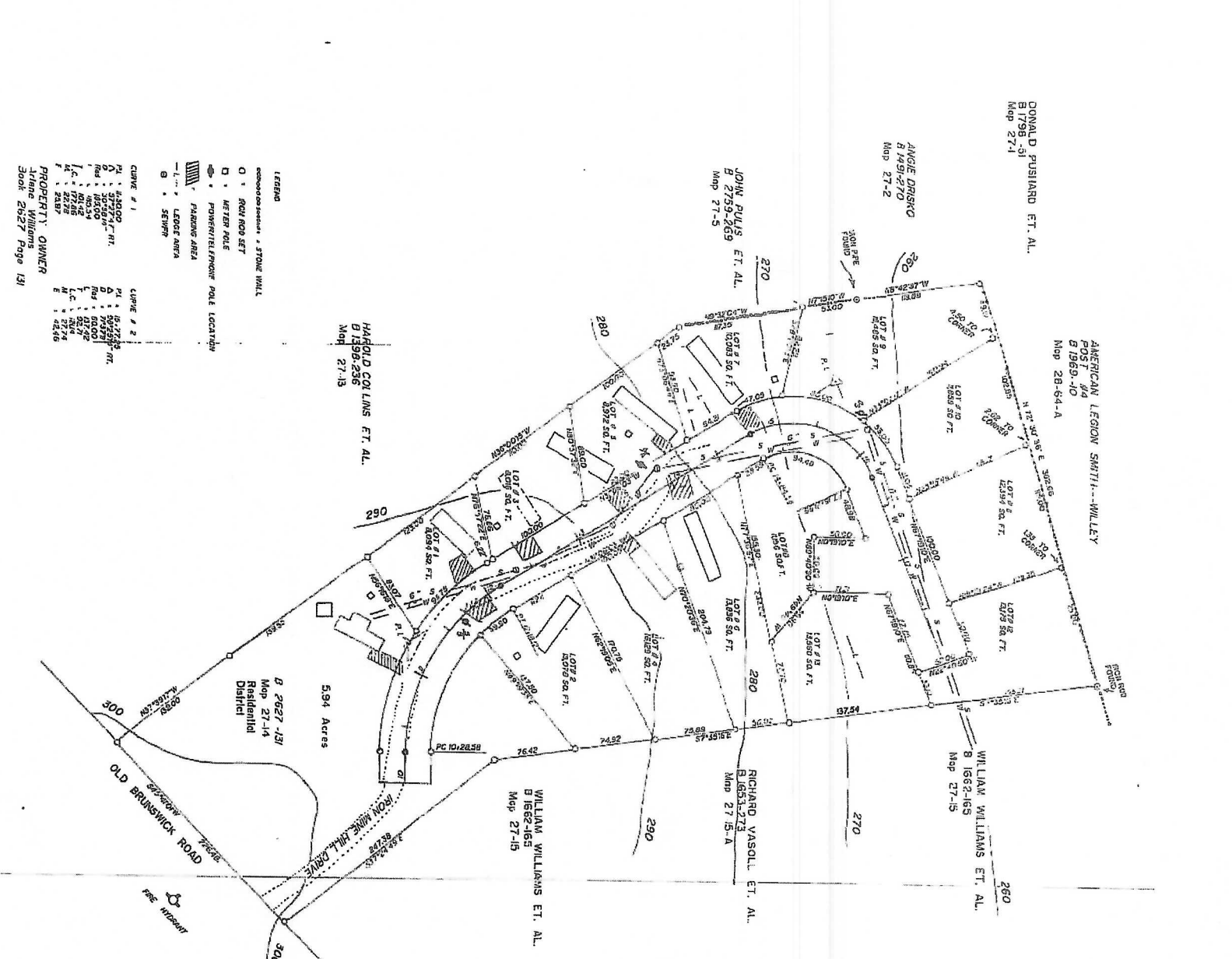
RICHARD VASOLL ET. AL.
B 1662-273
Map 27-15-A

WILLIAM WILLIAMS ET. AL.
B 1662-165
Map 27-15

B 2627-131
Map 27-14
Residential
District

5.94 Acres

- LEGEND
- RAIL ROAD SET
 - WATER POLE
 - ⊙ POWER/REFRESHMENT POLE LOCATION
 - ▨ PARKING AREA
 - L— L ELEC. AREA
 - ⊖ S EWER
- CURVE # 1
- | | |
|----|---------|
| P1 | 5.4200 |
| A | 37.7247 |
| B | 145.00 |
| C | 145.00 |
| D | 145.00 |
| E | 145.00 |
| F | 145.00 |
| G | 145.00 |
| H | 145.00 |
| I | 145.00 |
| J | 145.00 |
| K | 145.00 |
| L | 145.00 |
| M | 145.00 |
| N | 145.00 |
| O | 145.00 |
| P | 145.00 |
| Q | 145.00 |
| R | 145.00 |
| S | 145.00 |
| T | 145.00 |
| U | 145.00 |
| V | 145.00 |
| W | 145.00 |
| X | 145.00 |
| Y | 145.00 |
| Z | 145.00 |
- CURVE # 2
- | | |
|----|---------|
| P1 | 15.2778 |
| A | 50.2528 |
| B | 70.3777 |
| C | 70.3777 |
| D | 70.3777 |
| E | 70.3777 |
| F | 70.3777 |
| G | 70.3777 |
| H | 70.3777 |
| I | 70.3777 |
| J | 70.3777 |
| K | 70.3777 |
| L | 70.3777 |
| M | 70.3777 |
| N | 70.3777 |
| O | 70.3777 |
| P | 70.3777 |
| Q | 70.3777 |
| R | 70.3777 |
| S | 70.3777 |
| T | 70.3777 |
| U | 70.3777 |
| V | 70.3777 |
| W | 70.3777 |
| X | 70.3777 |
| Y | 70.3777 |
| Z | 70.3777 |
- PROPERTY OWNER
J. Robert Curtis
3001 2827 Page 131



Approved: City of Gardiner Planning Board

[Signature]
Chairman

[Signature]
Date October 15, 1987

Surveyed and Certified at Gardiner, Maine, on the 15th day of May, 1987.
D-8118-A.M.
[Signature]
Surveyor

IRON MINE HILL TRAILER PARK
OLD BRUNSWICK ROAD
GARDINER, MAINE
KENNEBEC COUNTY
SCALE 1" = 50'
SURVEY BY J. ROBERT CURTIS
M.R.S. 670
HALLOWELL, MAINE
MAY-SEPT. 1987



THIS SURVEY/CONTRIBUTOR TO THE
MAINE BOARD OF SURVEYORS
FOR LAND SURVEYORS SHALL NOT BE
CONSIDERED VALID UNLESS MADE
WITHOUT EXCEPTION

APPEALS BOARD 14 MAY 1977

IRON MINER HILL M-H PARK

UNITS	VARIANCE	NOTE
18-20	LOT SIZE VARIANCE	4-2 FOR
18-20-22	LOT SETBACK / NO INCREASE IN IN FRONT OFMENT	4-2 FOR
4-16	LOT SETBACK OK BUT IF REPLACED NEW MUST ROTATE TO CONFORM	4-2 FOR
1-22 + 11-13-15	ROAD SETBACK	4-2 FOR
-18	13-15 SEPARATION OK TILL MOVED	4-2 FOR



City of Gardiner
6 Church Street
Gardiner, Maine 04345

✓ 27/14



GARDINER PLANNING BOARD

BOARD ORDER

IN THE MATTER OF

Arlene Williams
Iron Mine Trailer Park
RFD # 1 Box 429
Gardiner, ME 04345

)Application for a Special
)Exception for expansion of
)a non-conforming use

On Thursday, October 15, 1987, the Gardiner Planning Board met to consider the application of Arlene Williams for expansion of the Iron Mine Mobile Home Park, which is a non-conforming use in a residential district.

After public hearing and discussion, the Gardiner Planning Board voted to grant a special exception permit for additional mobile home lots at the Iron Mine Mobile Home Park in accordance with the plans proposed by Mr. Robert Curtis dated September, 1987 and a variance granted on May 14, 1987 and October 8, 1987 by the Gardiner Board of Appeals with the additional condition that the existing road pavement be widened to twenty feet.

Signed and Dated this *3rd* day of *November*, 1987.

Robert Kelley

Robert Kelley
Chairman

Gardiner Planning Board

at Gardiner, Maine

KJK/mls

IRON HILL Twp

Permits on File -

- 27-14-1 - Patterson (98-BP-117) 9/98 8x8 Accessory Structure
- 27-14-2 - Gilbert (98-BP-72) 6/98 Enclosed Porch
- 27-14-3 - Beale/Purman (98-BP-97) 8/98 Concrete PAD & Replace
Mobile Home 14x70
- 27-14-11 - Mims (BP-97-011) 3/97 Replace Mobile home 8x14
- 27-14-13 - Morang (98-BP-004) 2/98 Remove Manv. Home
- 27-14-19 - Brewer (00-BP-037) 4/00 Install 14x66 Mobile home
Internal Plumbing # 1138 4/00
- 1-14-22 - Ridecut (00-BP-132) 10/00 Remove mobile
- 1-14-24 - Pelletier (99-BP-168) 11/99 Concrete slab for 16x80 mobile home
Internal Plumbing # 1107 11/99
- 1-14-28 - Andrews (00-BP-133) 11/00 Remove mobile home

May 87 - Appeal to legitimize illegal Mobile home sites
Voted for All Five in Favor

9/87 - PB Grants expansion in accordance w/ plans by
Robert & Curtis dated 9/87 & Variances granted
on 5/87, 10/87 by BOA

2/87 - Variance Granted for PD Not in middle of ROW,
lot size (1, 3, 5), Frontage (6, 9, 10), Location of
Parking (1, 2, 3, 4, 5, 6, 7)



200 foot Abutters List Report

Gardiner, ME
October 29, 2019

ITEM E

Subject Property:

Parcel Number: 027014
CAMA Number: 027014
Property Address: OLD BRUNSWICK RD

Mailing Address: HOME DEALS OF MAINE LLC
PO BOX 97
HINCKLEY, ME 04944

Abutters:

Parcel Number: 027001A
CAMA Number: 027001A
Property Address: 0 WEST ST

Mailing Address: NESTOR JOSEPH D
89 WEST ST
GARDINER, ME 04345

Parcel Number: 027002
CAMA Number: 027002
Property Address: 96 WEST ST

Mailing Address: BABCOCK KEVIN A
96 WEST ST
GARDINER, ME 04345

Parcel Number: 027003
CAMA Number: 027003
Property Address: 102 WEST ST

Mailing Address: MOODY DARLENE C
102 WEST ST
GARDINER, ME 04345-2804

Parcel Number: 027005
CAMA Number: 027005
Property Address: 116 WEST ST

Mailing Address: FROST SUSAN
804 MAINE ST
ST AGATHA, ME 04772

Parcel Number: 027006
CAMA Number: 027006
Property Address: 120 WEST ST

Mailing Address: MOODY ERLON F JR
120 WEST ST
GARDINER, ME 04345

Parcel Number: 027008
CAMA Number: 027008
Property Address: 126 WEST ST

Mailing Address: NICKERSON JAHNEENE
32 BACK SEARSPORT RD
BELFAST, ME 04915

Parcel Number: 027012
CAMA Number: 027012
Property Address: 55 OLD BRUNSWICK RD

Mailing Address: FITCH RALPH JR
55 OLD BRUNSWICK RD
GARDINER, ME 04345

Parcel Number: 027013
CAMA Number: 027013
Property Address: 51 OLD BRUNSWICK RD

Mailing Address: COLLINS DOROTHEE L
51 OLD BRUNSWICK RD
GARDINER, ME 04345

Parcel Number: 027014A
CAMA Number: 027014A
Property Address: 43 OLD BRUNSWICK RD

Mailing Address: QUIRION ARLENE WILLIAMS
51 MATTSON HEIGHTS
GARDINER, ME 04345

Parcel Number: 027015
CAMA Number: 027015
Property Address: 13 WILLIAMS LN

Mailing Address: PEPIN CARL
13 WILLIAMS LN
GARDINER, ME 04345



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

10/29/2019

Page 1 of 2



200 foot Abutters List Report

Gardiner, ME
October 29, 2019

Parcel Number: 027015A
CAMA Number: 027015A
Property Address: 14 WILLIAMS LN

Mailing Address: VASOLL BILLIE LEE
14 WILLIAMS LN
GARDINER, ME 04345

Parcel Number: 027015B
CAMA Number: 027015B
Property Address: 0 OLD BRUNSWICK RD

Mailing Address: QUIRION ARLENE
51 MATTSON HEIGHTS
GARDINER, ME 04345

Parcel Number: 027016
CAMA Number: 027016
Property Address: 31 OLD BRUNSWICK RD

Mailing Address: SHEA RONALD C
31 OLD BRUNSWICK RD
GARDINER, ME 04345-9718

Parcel Number: 027017
CAMA Number: 027017
Property Address: 19 WILLIAMS LN

Mailing Address: VASOLL SABRINA R
19 WILLIAMS LN
GARDINER, ME 04345

Parcel Number: 027019
CAMA Number: 027019
Property Address: OLD BRUNSWICK RD

Mailing Address: GARDINER WATER DISTRICT
P O BOX 536
GARDINER, ME 04345-536

Parcel Number: 027020
CAMA Number: 027020
Property Address: 52 OLD BRUNSWICK RD

Mailing Address: PRUE ROY
165 BRUNSWICK ROAD
RICHMOND, ME 04357

Parcel Number: 027021
CAMA Number: 027021
Property Address: 56 OLD BRUNSWICK RD

Mailing Address: COTE CINDY L
P O BOX 746
GARDINER, ME 04345

Parcel Number: 028064A
CAMA Number: 028064A
Property Address: 46 GRIFFIN ST

Mailing Address: AMERICAN LEGION SMITH-WILEY
46 GRIFFIN ST
GARDINER, ME 04345-2802



www.cai-tech.com

10/29/2019

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 2 of 2

IRON MINE MOBILE HOME PARK
0 OLD BRUNSWICK ROAD, GARDINER, ME. 04345

Expansion Proposal

City Lot #	Iron Mine MHP Lot #	Existing or Proposed
14+15B	1	Proposed (5785sf)
14A	2	Existing Lot
14+15B	3	Proposed (5980sf)
15	4	Existing Lot
14+15B	5	Existing Lot
15	6	Existing MH
14+15B	7	Existing Lot
14	8	Existing MH
14+15B	9	Existing Lot
14	10	Existing MH
14	11	Existing MH
14	12	Existing MH
14	13	Existing Lot
14	14	Existing MH
14	15	Existing Lot
14	16	Proposed (6615sf)
14	17	Proposed (11,375sf)
14	18	Existing MH
14	19	Existing Lot
14	20	Existing Lot
14	21	Existing MH
14	22	Existing Lot
14	23	Existing MH
14	24	Existing MH
14	25	Proposed (6561sf)
14	26	Existing Lot
14	27	Proposed (5525sf)
14	28	Proposed (8400sf)
14	29	Existing MH
14	30	Existing MH
15B	31	Proposed dependent on land swap 15A (7524sf)
14	32	Existing Lot
15B	33	Proposed (7360sf) Lower Williams Ln
14	34	Proposed (7085sf)
15B	35	Proposed (7150sf) Lower Williams Ln
15B	36	Proposed (5544sf)
15B	37	Proposed (6875sf) Lower Williams Ln
15B	38	Proposed (5544sf)
15B	39	Proposed (6175sf) Lower Williams Ln
15B	40	Proposed (8515sf) Upper Williams Ln
15B	41	Proposed (7000sf) Upper Williams Ln
15B	42	Proposed (667sf) Upper Williams Ln

* Existing Lot has water and sewer lines with electricty; gravel or concrete pad.

* Existing Mobile Homes

* Proposed Lot meets or exceeds requirements:

65' road frontage, 5000sf, 10' set-backs from sides and rear, 20' from street

Most lot #'s equate to address #'s. However, some driveways are accessed from Williams Lane - those lot #'s are not the same as their address #'s.

First-Class Mail® 1 \$0.55 \$0.55
 Letter
 (Domestic)
 (GARDINER, ME 04345)
 (Weight:0 Lb 0.30 Oz)
 (Estimated Delivery Date)
 (Wednesday 02/26/2020)
 Certified \$3.55
 (USPS Certified Mail #)
 (70192970000159651048)
 First-Class Mail® 1 \$0.55 \$0.55
 Letter
 (Domestic)
 (GARDINER, ME 04345)
 (Weight:0 Lb 0.30 Oz)
 (Estimated Delivery Date)
 (Wednesday 02/26/2020)
 Certified \$3.55
 (USPS Certified Mail #)
 (70192970000159651055)
 First-Class Mail® 1 \$0.55 \$0.55
 Letter
 (Domestic)
 (GARDINER, ME 04345)
 (Weight:0 Lb 0.30 Oz)
 (Estimated Delivery Date)
 (Wednesday 02/26/2020)
 Certified \$3.55
 (USPS Certified Mail #)
 (70192970000159651062)
 First-Class Mail® 1 \$0.55 \$0.55
 Letter
 (Domestic)
 (GARDINER, ME 04345)
 (Weight:0 Lb 0.30 Oz)
 (Estimated Delivery Date)
 (Wednesday 02/26/2020)
 Certified \$3.55
 (USPS Certified Mail #)
 (70192970000159651079)
 First-Class Mail® 1 \$0.55 \$0.55
 Letter
 (Domestic)
 (GARDINER, ME 04345)
 (Weight:0 Lb 0.30 Oz)
 (Estimated Delivery Date)
 (Wednesday 02/26/2020)
 Certified \$3.55
 (USPS Certified Mail #)
 (70192970000159651086)
 First-Class Mail® 1 \$0.55 \$0.55
 Letter
 (Domestic)
 (GARDINER, ME 04345)
 (Weight:0 Lb 0.30 Oz)
 (Estimated Delivery Date)
 (Wednesday 02/26/2020)
 Certified \$3.55
 (USPS Certified Mail #)
 (70192970000159651093)
 First-Class Mail® 1 \$0.55 \$0.55
 Letter
 (Domestic)
 (BELFAST, ME 04915)
 (Weight:0 Lb 0.30 Oz)
 (Estimated Delivery Date)
 (Wednesday 02/26/2020)
 Certified \$3.55
 (USPS Certified Mail #)
 (70192970000159651109)
 First-Class Mail® 1 \$0.55 \$0.55

Gardiner new certified mail to abutters

WATERVILLE
 33 COLLEGE AVE
 WATERVILLE, ME 04901-9998
 229120-0901
 (800)275-8777
 02/24/2020 03:25 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter (Domestic) (AUGUSTA, ME 04330) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Wednesday 02/26/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192970000159650997)			\$3.55
First-Class Mail® Letter (Domestic) (GARDINER, ME 04345) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Wednesday 02/26/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192970000159651000)			\$3.55
First-Class Mail® Letter (Domestic) (RICHMOND, ME 04357) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Wednesday 02/26/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192970000159651017)			\$3.55
First-Class Mail® Letter (Domestic) (GARDINER, ME 04345) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Wednesday 02/26/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192970000159651024)			\$3.55
First-Class Mail® Letter (Domestic) (GARDINER, ME 04345) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Wednesday 02/26/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192970000159651031)			\$3.55

Text your tracking number to 28777
 (2USPS) to get the latest status.
 Standard Message and Data rates may
 apply. You may also visit www.usps.com
 USPS Tracking or call 1-800-222-1811.

Preview your Mail
 Track your Packages
 Sign up for FREE @
www.informedelivery.com

All sales final on stamps and postage.
 Refunds for guaranteed services only.
 Thank you for your business.

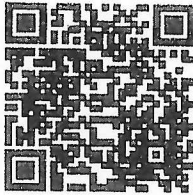
HELP US SERVE YOU BETTER

TELL US ABOUT YOUR RECENT
 POSTAL EXPERIENCE

Go to:
<https://postalexperience.com/Pos>

840-5040-0327-004-00048-63620-02

or scan this code with
 your mobile device:



or call 1-800-410-7420.

YOUR OPINION COUNTS

Receipt #: 840-50400327-4-4863620-2
 Clerk: 11

Letter (Domestic) (GARDINER, ME 04345) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Wednesday 02/26/2020)			
Certified (USPS Certified Mail #) (70192970000159651116)		\$3.55	
First-Class Mail® 1	\$0.55		\$0.55
Letter (Domestic) (SAINT AGATHA, ME 04772) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Wednesday 02/26/2020)			
Certified (USPS Certified Mail #) (70192970000159651123)		\$3.55	
First-Class Mail® 1	\$0.55		\$0.55
Letter (Domestic) (GARDINER, ME 04345) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Wednesday 02/26/2020)			
Certified (USPS Certified Mail #) (70192970000159651130)		\$3.55	
First-Class Mail® 1	\$0.55		\$0.55
Letter (Domestic) (GARDINER, ME 04345) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Wednesday 02/26/2020)			
Certified (USPS Certified Mail #) (70192970000159651147)		\$3.55	
First-Class Mail® 1	\$0.55		\$0.55
Letter (Domestic) (GARDINER, ME 04345) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Wednesday 02/26/2020)			
Certified (USPS Certified Mail #) (70192970000159651154)		\$3.55	

Total:			\$69.70

Credit Card Remitd (Card Name:VISA) (Account #:XXXXXXXXXXXX4391) (Approval #:024887) (Transaction #:251) (AID:A0000000031010 (AL:VISA CREDIT) (PIN:Not Required)		\$69.70	Chip)

7019 2970 0001 5965 1062

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

GARDINER, ME 04345

OFFICIAL USE

Certified Mail Fee	\$3.55	0901
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<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	\$0.55	02/24/2020
Total Postage and Fees	\$4.10	

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

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

7019 2970 0001 5965 1048

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

GARDINER, ME 04345

OFFICIAL USE

Certified Mail Fee	\$3.55	0901
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<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	\$0.55	02/24/2020
Total Postage and Fees	\$4.10	

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

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

7019 2970 0001 5965 1055

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

GARDINER, ME 04345

OFFICIAL USE

Certified Mail Fee	\$3.55	0901
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<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	\$0.55	02/24/2020
Total Postage and Fees	\$4.10	

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

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

7019 2970 0001 5965 1017

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

RICHMOND, ME 04357

OFFICIAL USE

Certified Mail Fee	\$3.55	0901
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<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	\$0.55	02/24/2020
Total Postage and Fees	\$4.10	

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

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

7019 2970 0001 5965 1000

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

GARDINER, ME 04345

OFFICIAL USE

Certified Mail Fee	\$3.55	0901
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<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	\$0.55	02/24/2020
Total Postage and Fees	\$4.10	

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

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

7019 2970 0001 5965 1154

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

GARDINER, ME 04345

Certified Mail Fee	\$3.55
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

0901
11

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.10

02/24/2020

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

GARDINER, ME 04345

Certified Mail Fee	\$3.55
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

0901
11

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.10

02/24/2020

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

7019 2970 0001 5965 1147

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

GARDINER, ME 04345

Certified Mail Fee	\$3.55
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

0901
11

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.10

02/24/2020

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

SAINT AGATHA, ME 04772

Certified Mail Fee	\$3.55
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

0901
11

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.10

02/24/2020

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

7019 2970 0001 5965 1123

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

GARDINER, ME 04345

Certified Mail Fee	\$3.55
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

0901
11

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.10

02/24/2020

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

BELFAST, ME 04915

Certified Mail Fee	\$3.55
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

0901
11

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.10

02/24/2020

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

7019 2970 0001 5965 1109

7019 2970 0001 5965 1130

7019 2970 0001 5965 1116

7019 2970 0001 5965 1093

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

GARDINER, ME 04345

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fees 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

0901
11
Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.10

02/24/2020

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

7019 2970 0001 5965 1086

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

GARDINER, ME 04345

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fees 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

0901
11
Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.10

02/24/2020

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

7019 2970 0001 5965 1079

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

GARDINER, ME 04345

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fees 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

0901
11
Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.10

02/24/2020

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

7019 2970 0001 5965 1031

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

GARDINER, ME 04345

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fees 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

0901
11
Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.10

02/24/2020

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

7019 2970 0001 5965 1024

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

GARDINER, ME 04345

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fees 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

0901
11
Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.10

02/24/2020

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

7019 2970 0001 5965 0997

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

AUGUSTA, ME 04330

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fees 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

0901
11
Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.10

02/24/2020

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

A copy of the sample memo below must be sent to each of the abutters on the attached list by **CERTIFIED MAIL no less than 14 days and no more than 30 days prior to the meeting**. A copy of the green/white certification slips must be turned in to the Code Enforcement prior to the day of the meeting.

TO: Abutting property owners

FROM: Applicant name

SUBJECT: Planning Board Meeting /Public Hearing
Type of Land Use

I have submitted an application to the Planning Board seeking approval to describe project type/business located at street address. It is within the zone name Zoning District, City Tax Map 000, Lot 000. The date of the meeting is meeting date at 6:00 PM at the City of Gardiner City Hall Council Chambers at 6 Church St, Gardiner, ME 04345.

A copy of my application is available at the Code Enforcement Office during regular business hours. Oral or written comments concerning my application may be presented prior to the meeting to the Code Enforcement Office or at the public hearing.

Planning Board

Iron Mine Mobile Home Park

Pd out of Home Deals, LLC

City of Gardiner

Receipt

*** RECEIPT ***

02/19/20 5:45 PM ID:AE8 810224-1
TYPE----- REF----- AMOUNT
CED - 2 IRON MINE 250.00
SITE PLAN FEE

Total: 250.00
Paid By: Home Deals LLC
Remaining Balance: 0.00

Check : 250.00
1153 - 250.00

Legal Ad below to run **2 days** in the Legal Ad section of the Kennebec Journal **no earlier than 14 days prior to the meeting and no later than 7 days prior to the meeting.**

City of Gardiner
Planning Board Meeting
Tuesday, Month 00, 2012 @ 6:00 PM
Gardiner City Hall Council Chambers

Public Hearing – (Subdivision Plan Revision)

Name, Applicant is seeking Planning Board approval to “project/type of business”. The property, located at 000 Street name, is within the Zone name Zoning District, City Tax Map 00, Lot 00.

A copy of the application is available at the Code Enforcement Office during regular business hours. Oral or written comments concerning the application may be presented prior to the meeting to the Code Enforcement Office or at the public hearing.

ITEM F

Acreage is MAP 27

Lot 14 – 5.84 acres

Lot 14A is .27 acres

Lot 15B is 2.78 acres

TOTAL ACRES is 8.89 acres

Acreage of Roads

Iron Mine Hill Road – 20' X 1300' = 26,000 sq ft

Williams Lane – 18' X 700' = 12,600 sq ft

Acreage of any land not included in the subdivision

Each lot has MORE than the 5000 minimum requirement

Lot 1- 5785sf

Lot 2- 7950sf

Lot 3 – 5980sf

Lot 4- 9460sf

Lot 5- 6500sf

Lot 6- 9169sf

Lot 7- 8190sf

Lot 8- 9169sf

Lot 9 – 8187sf

Lot 10 – 6810sf

Lot 11 – 11,532sf

Lot 12 – 11,656sf

Lot 13- 5700sf

Lot 14 – 6698sf

Lot 15 – 7438sf

Lot 16 – 6615sf

Lot 17 – 11,375sf

Lot 18 – 15,553sf

Lot 19 – 14,060sf

Lot 20 – 8250sf

Lot 21- 15,762sf

Lot 22- 6840sf

Lot 23- 17,430sf

Lot 24- 11,400sf

Lot 25- 6561sf

Lot 26- 7000sf

Lot 27- 5525sf

Lot 28 – 6750sf

Lot 29- 21,625sf

Lot 30- 11,700sf

Lot 31- 7524sf (? land swap)

Lot 32 – 7680sf

Lot 33 – 7360sf

Lot 34 – 7085sf

Lot 35 – 7150 sf

Lot 36 – 5544 sf

Lot 37 – 6875sf

Lot 38 – 5544sf

Lot 39 – 6175sf

Lot 40 – 8515sf

Lot 41 – 7000sf

Lot 42 – 6670sf

Total – 369,792sf

Required for 42 pads – 210,000sf

EXCESS acreage for pads alone – 159,792 sf = 3.67 acres in unused land

PROPOSED LOT # 1

Total Lot Size 5785sf

65' road frontage on Iron Mine Hill Road

88' Deep Left-side

90' Deep Right-side

65' Back lot

20' set back from street

20' set back from Right

30' set back from Left

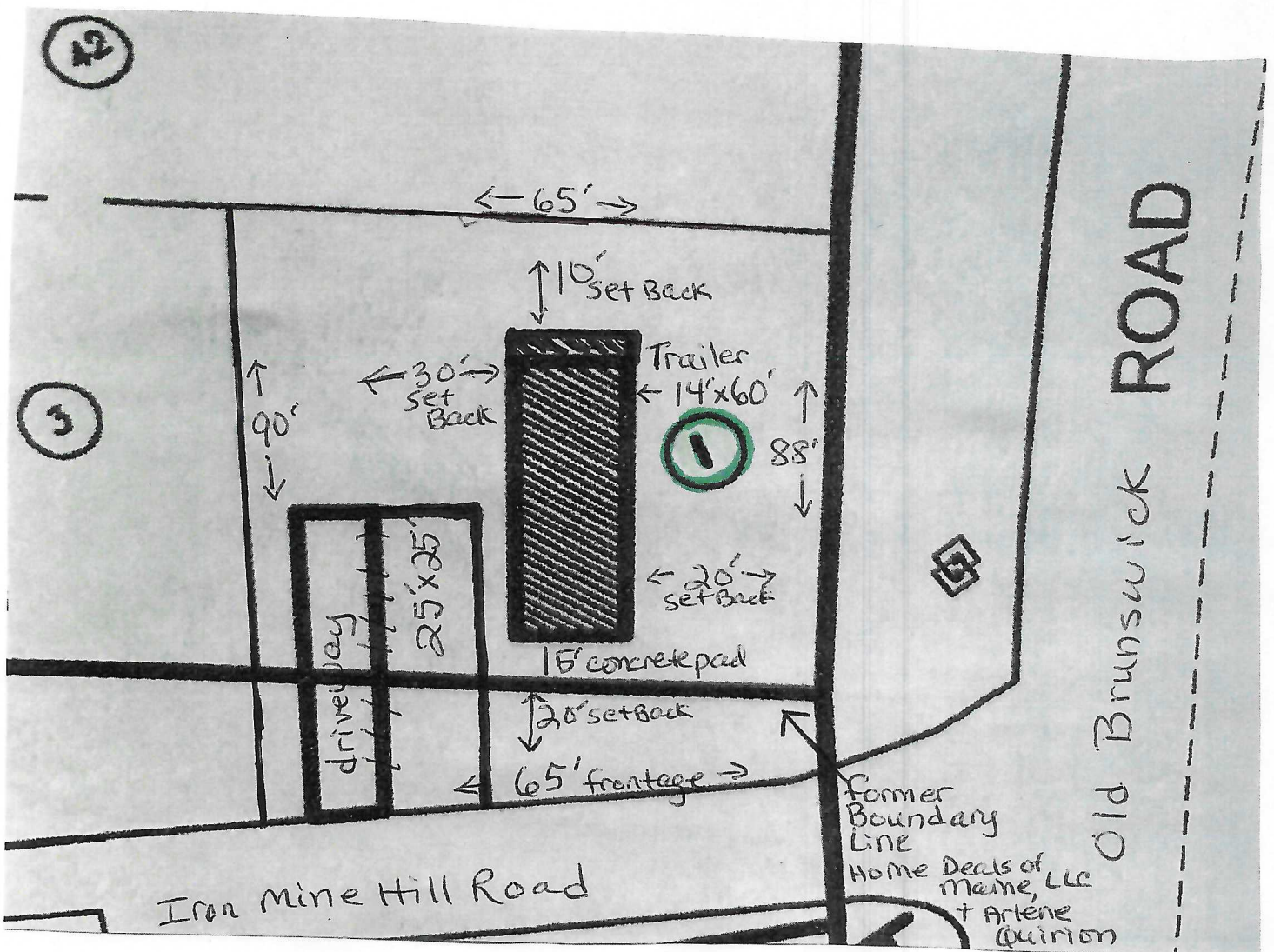
10' set back from Rear

Trailer size 14' x 60' = 840 sf or 14' x 54' - 756sf - note standard sizes

Concrete pad 15' x 64'

Driveway size approximate 25' x 25' - to accommodate at least 2 vehicles

Please note trailer placement not to scale



EXISTING LOT #2

Total Lot Size 7950sf

65' Road frontage on Old Brunswick Road

106' Deep left-side

106' Deep right-side

90° Backlot

20' Set back from street

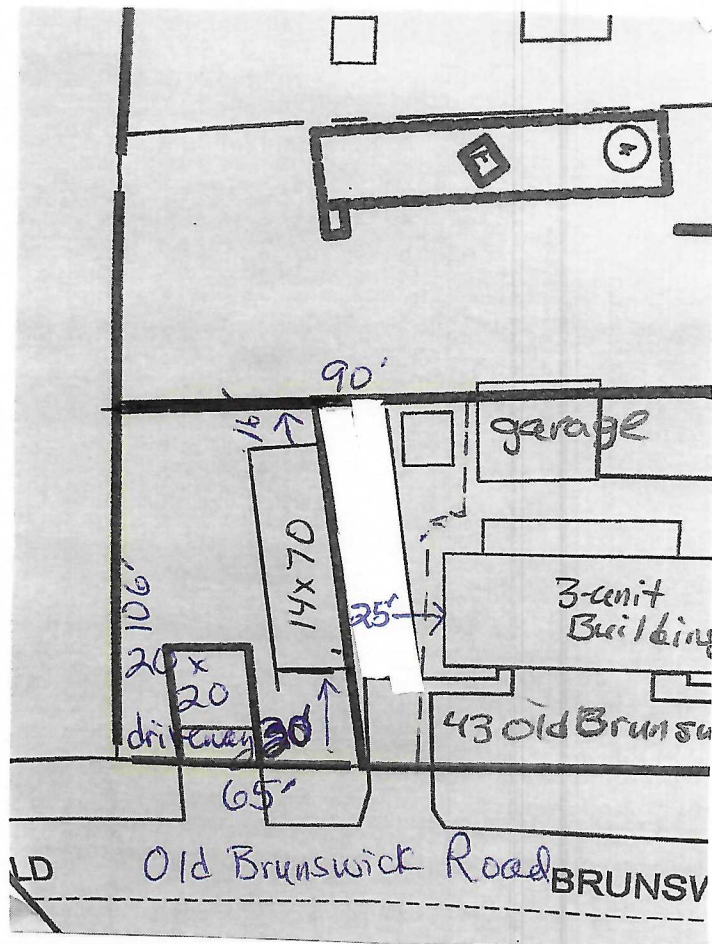
25' Set back from right

26' Set back from left

16' Set back form rear

Trailer size 14' X 70 (980sf)

20' x 20-' Driveway size



PROPOSED LOT # 3

Total Lot Size 5980sf

65' road frontage on Iron Mine Hill Road

90' Deep Left-side

94' Deep Right-side

65' Back lot

20' set back from street

30' set back from Right

20' set back from Left

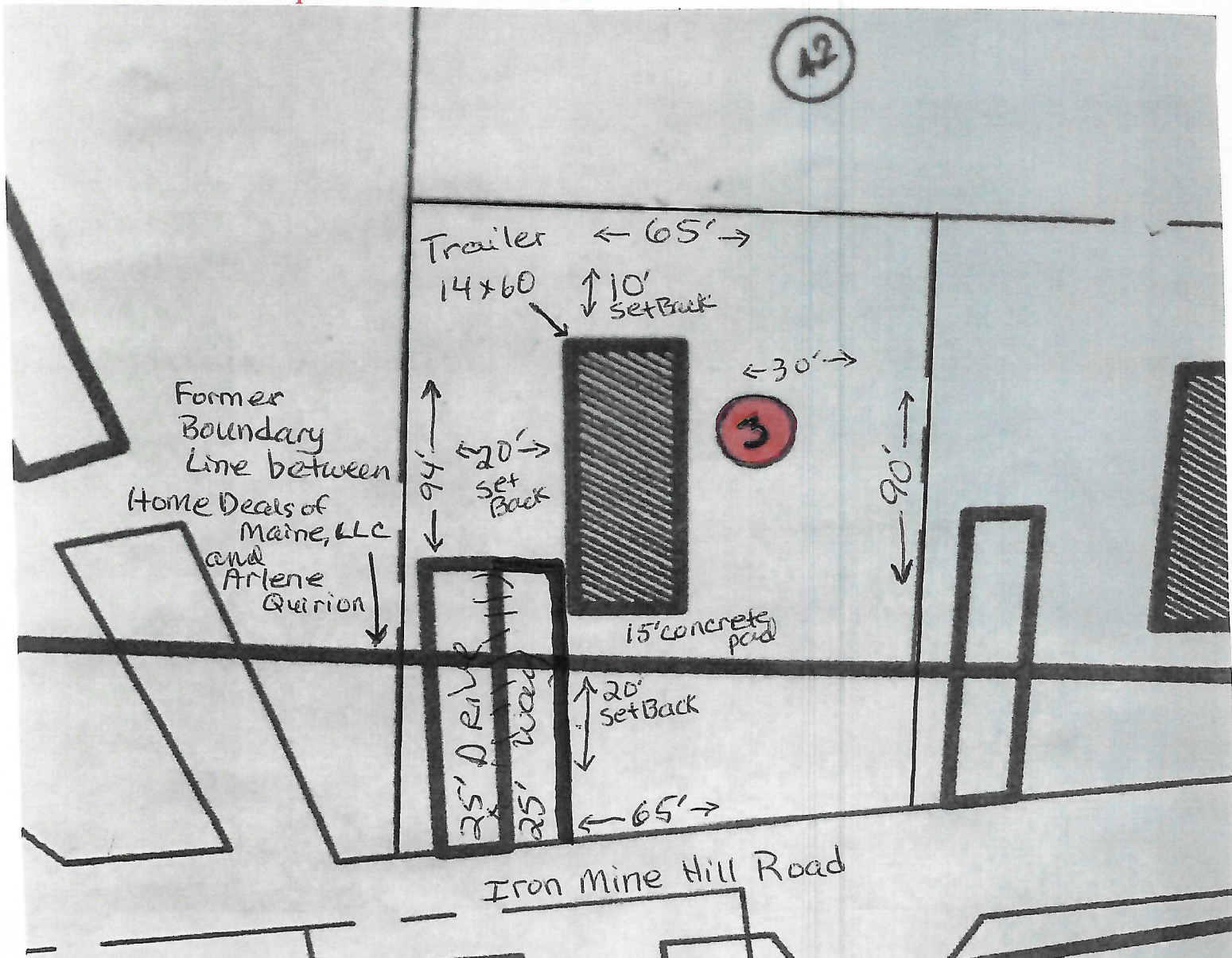
10' set back from Rear

Trailer size 14' x 60' (840)sf or 14' x 54' (756sf)

Concrete pad 15' x 64'

Driveway size approximate 25' x 25' - to accommodate at least 2 vehicles

Please note trailer placement not to scale



EXISTING LOT #4

Total Lot Size 9460sf

53' Road frontage on Iron Mine Hill Road

184' Deep left-side

173' Deep right-side

53' Backlot

61' Set back from street

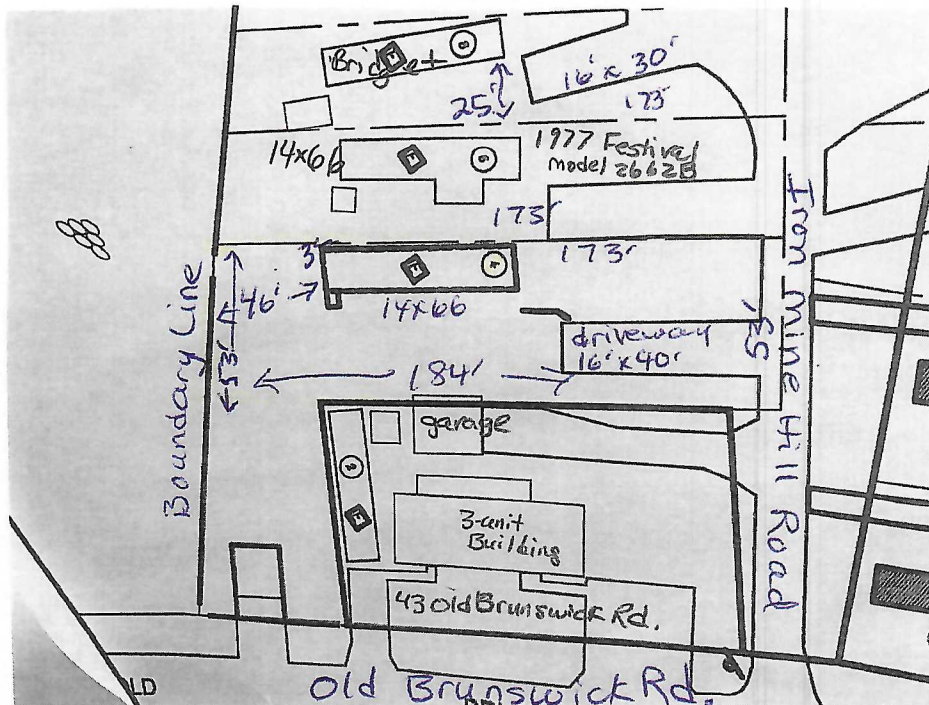
3' Set back from right

36' Set back from left

46' Set back form rear

Trailer size 14' X 66' (924sf)

16' x 40' Driveway size



EXISTING LOT #5

Total Lot Size 6500sf

45' Road frontage on Iron Mine Hill Road

162' Deep left-side

126' Deep right-side

154' Backlot

20' Set back from street

25' Set back from right

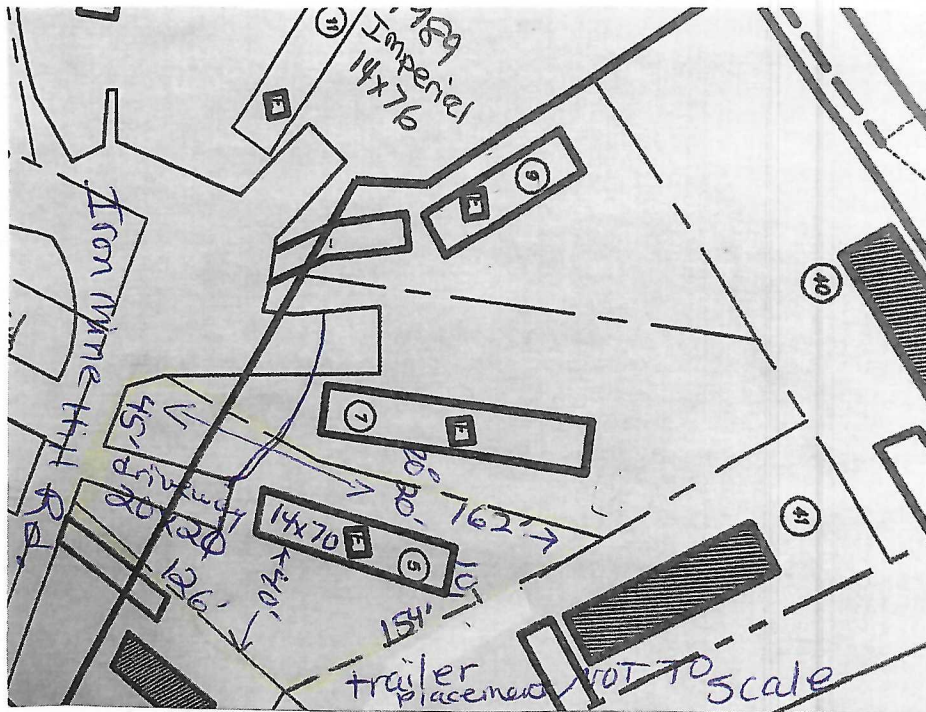
20' Set back from left

36' Set back form rear

Trailer size 14' X 70 (980sf)

20' x 20-' Driveway size

PLEASE NOTE TRAILER PLACEMENT NOT TO SCALE



EXISTING LOT #6

Total Lot Size 9169sf

53' Road frontage on Iron Mine Hill Road

173' Deep left-side

173' Deep right-side

53' Backlot

61' Set back from street

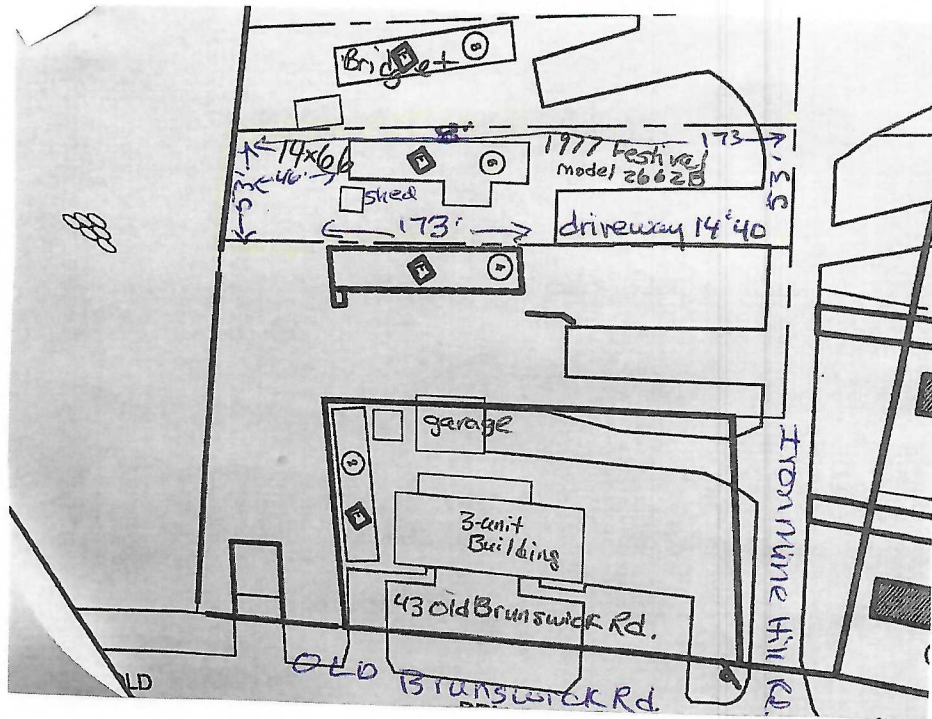
3' Set back from right

35' Set back from left

46' Set back form rear

Trailer size 14' X 66' (924sf)

16' x 40' Driveway size



EXISTING LOT #7

Total Lot Size 8190sf

45' Road frontage on Iron Mine Hill Road

150' Deep left-side

162' Deep right-side

60' Backlot

45' Set back from street

20' Set back from right

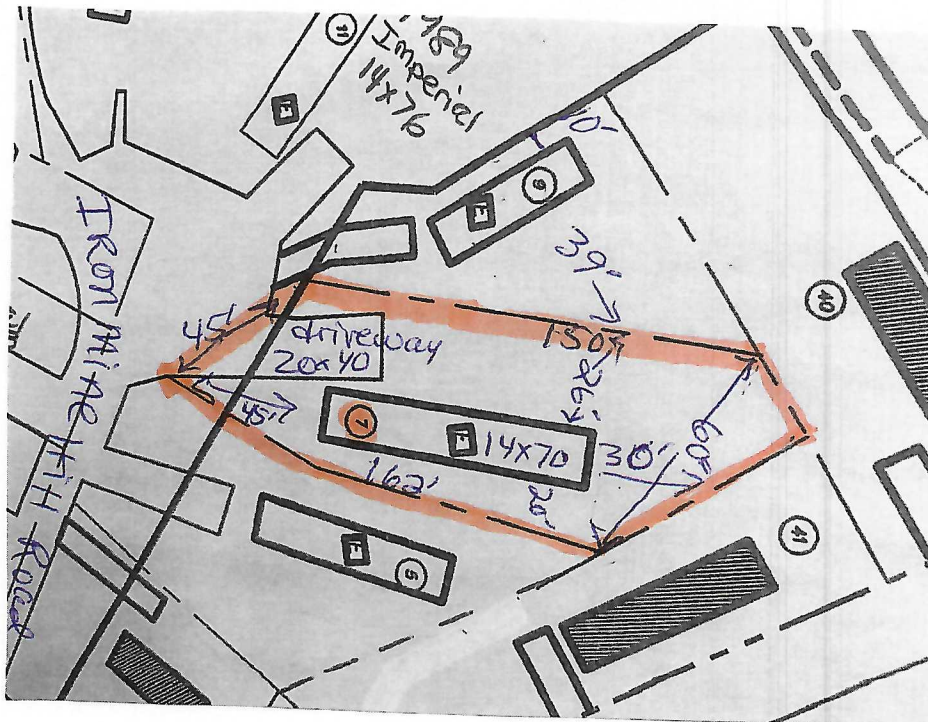
26' Set back from left

30' Set back form rear

Trailer size 14' X 70 (980sf)

20' x 40-' Driveway size

PLEASE NOTE TRAILER PLACEMENT NOT TO SCALE



EXISTING LOT #8

Total Lot Size 9169sf

53' Road frontage on Iron Mine Hill Road

173' Deep left-side (according to drawing, but note that corner needs to be cut-out)

173' Deep right-side

53' Backlot

61' Set back from street

14' Set back from right

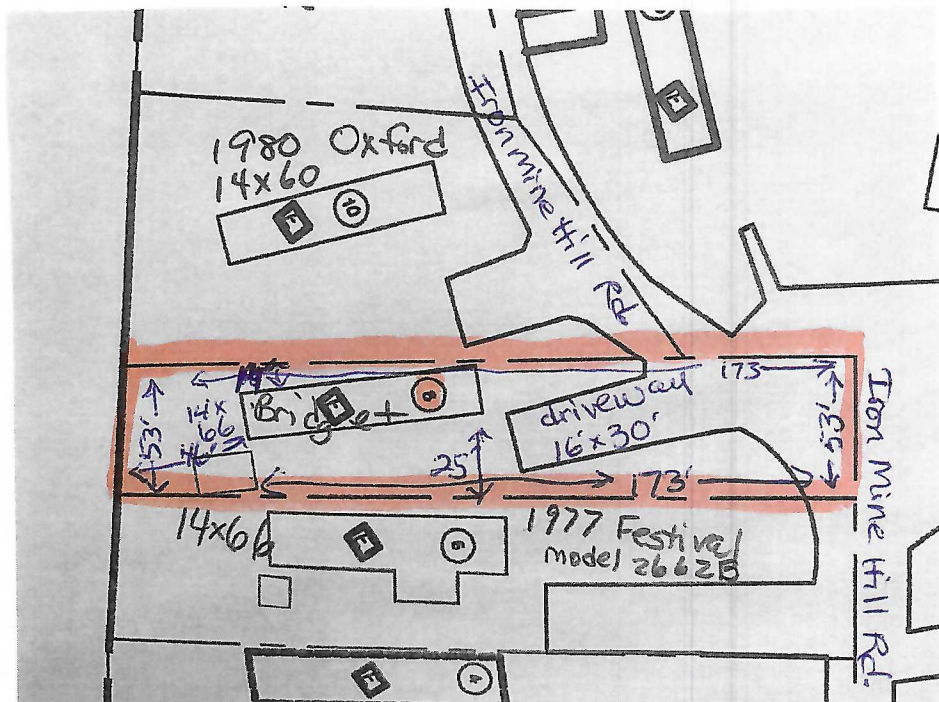
25' Set back from left

46' Set back form rear

Trailer size 14' X 66' (924sf)

16' x 30' Driveway size

tenant-owned trailer



EXISTING LOT #9

Total Lot Size 8187sf

45' Road frontage on Iron Mine Hill Road

150' Deep left-side

112' Deep right-side

80' Backlot

26' Set back from street

20' Set back from right

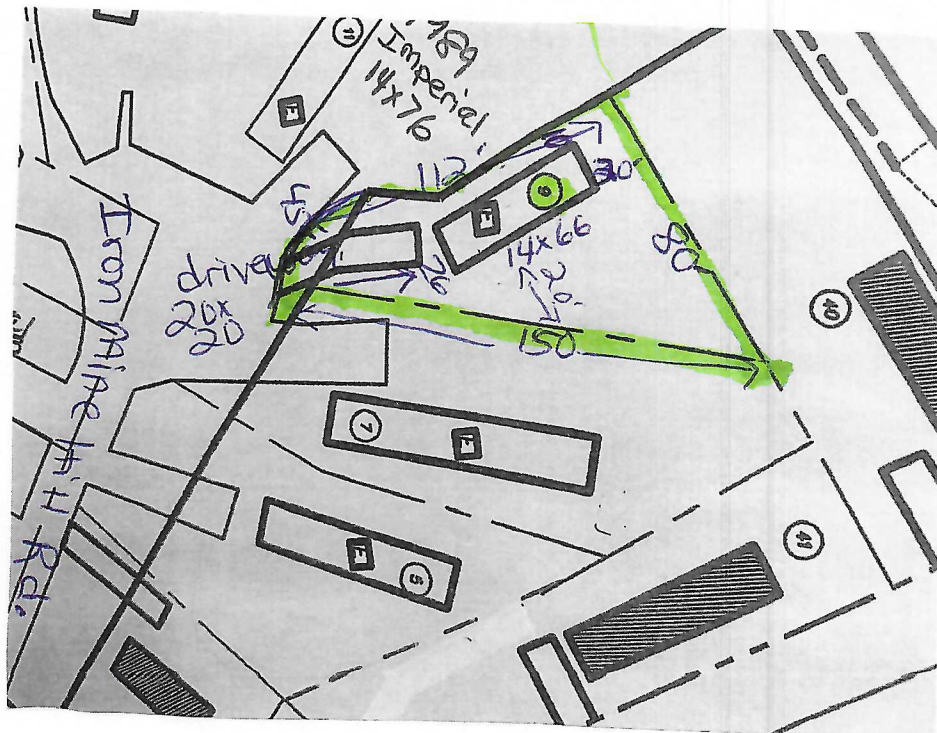
10' Set back from left

20' Set back form rear

Trailer size 14' X 66 (924sf)

20' x 20-' Driveway size

PLEASE NOTE TRAILER PLACEMENT NOT TO SCALE



EXISTING LOT #10

Total Lot Size 6810sf

60' Road frontage on Iron Mine Hill Road

130' Deep left-side (according to drawing, but note that corner needs to be cut-out)

97' Deep right-side

60' Backlot

32' Set back from street

25' Set back from right

21' Set back from left

21' Set back form rear

Trailer size 14' X 60' (840sf)

25' x 20' Driveway size



EXISTING LOT #11

Total Lot Size 11,532sf

56' Road frontage on Iron Mine Hill Road

100' Deep left-side

148' Deep right-side

130' Backlot

20' Set back from street

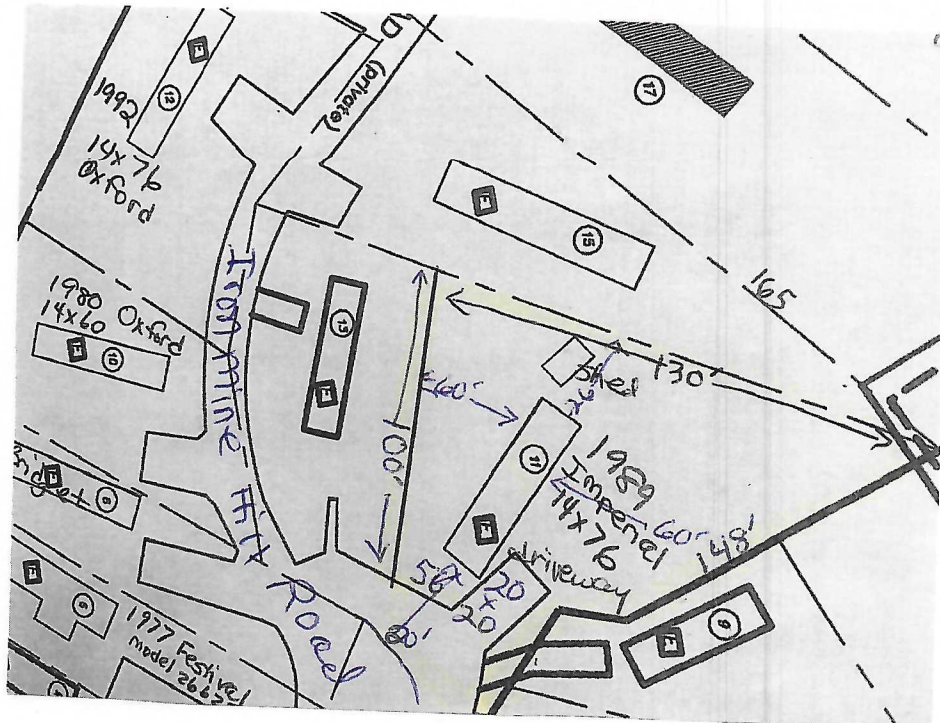
60' Set back from right

60' Set back from left

26' Set back from rear

Trailer size 14' X 76 (1064sf)

20' x 20' Driveway size



EXISTING LOT #12

Total Lot Size 11,656sf

124' Road frontage on Iron Mine Hill Road

97' Deep left-side

90' Deep right-side

124' Backlot

45' Set back from street

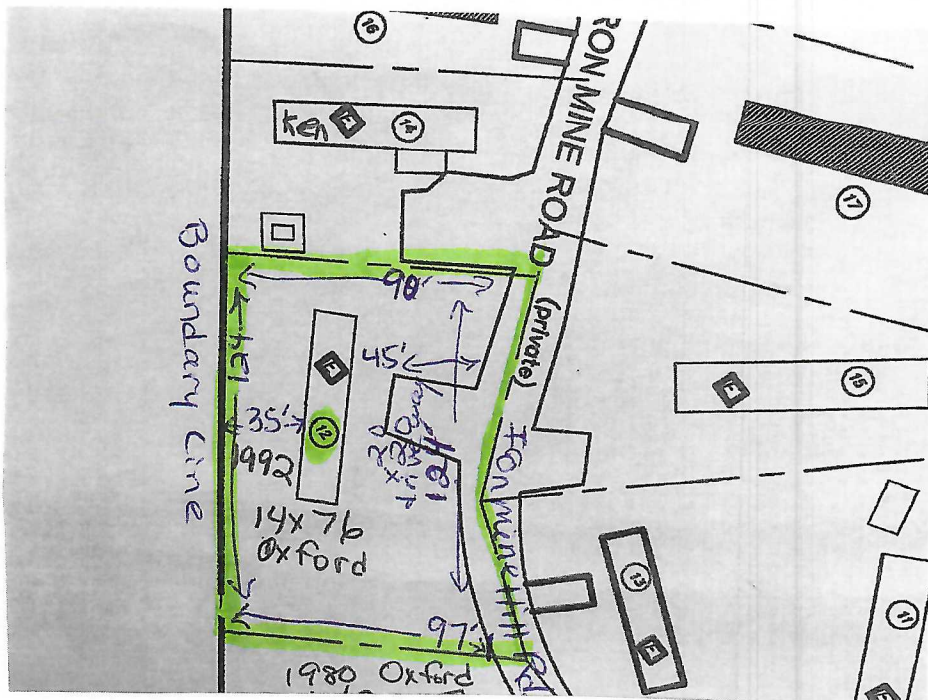
20' Set back from right

28' Set back from left

35' Set back from rear

Trailer size 14' X 76 (1064sf)

20' x 20' Driveway size



EXISTING LOT #13

Total Lot Size 5700sf

100' Road frontage on Iron Mine Hill Road

60' Deep left-side

53' Deep right-side

100' Backlot

20' Set back from street

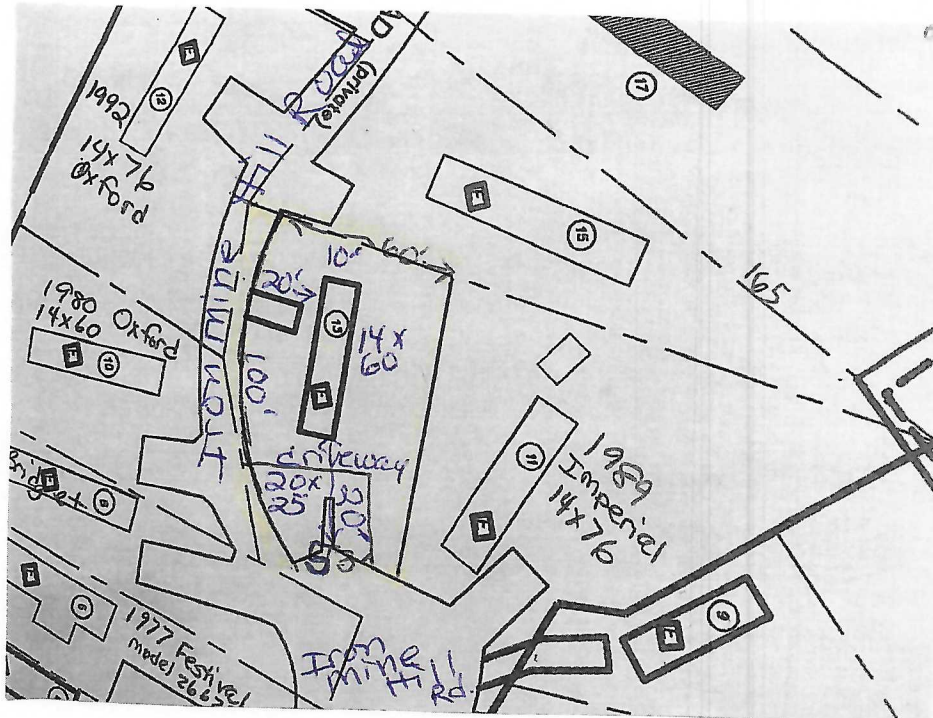
20' Set back from right

10' Set back from left

26' Set back form rear

Trailer size 14' X 60 (840sf)

20' x 25' Driveway size



EXISTING LOT #14

Total Lot Size 6698sf

68' Road frontage on Iron Mine Hill Road

90' Deep left-side

107' Deep right-side

68' Backlot

23' Set back from street

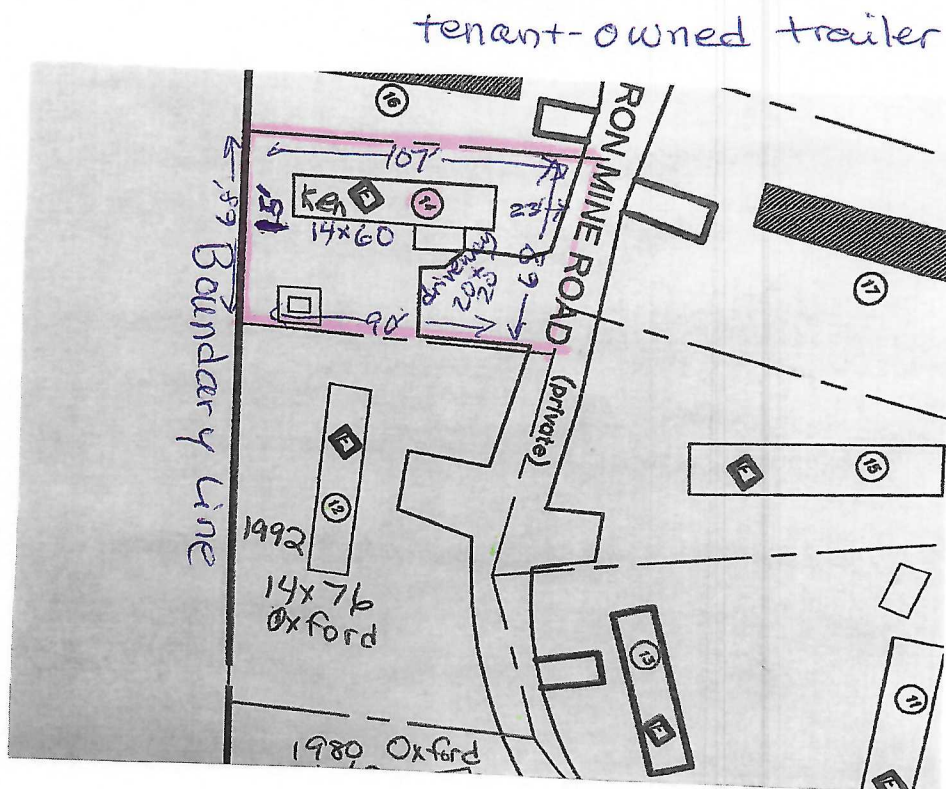
10' Set back from right

44' Set back from left

15' Set back form rear

Trailer size 14' X 60 (840sf)

20' x 20' Driveway size



EXISTING LOT #15

Total Lot Size 7438sf

65' Road frontage on Iron Mine Hill Road

165' Deep left-side

185' Deep right-side

20' Backlot

30' Set back from street

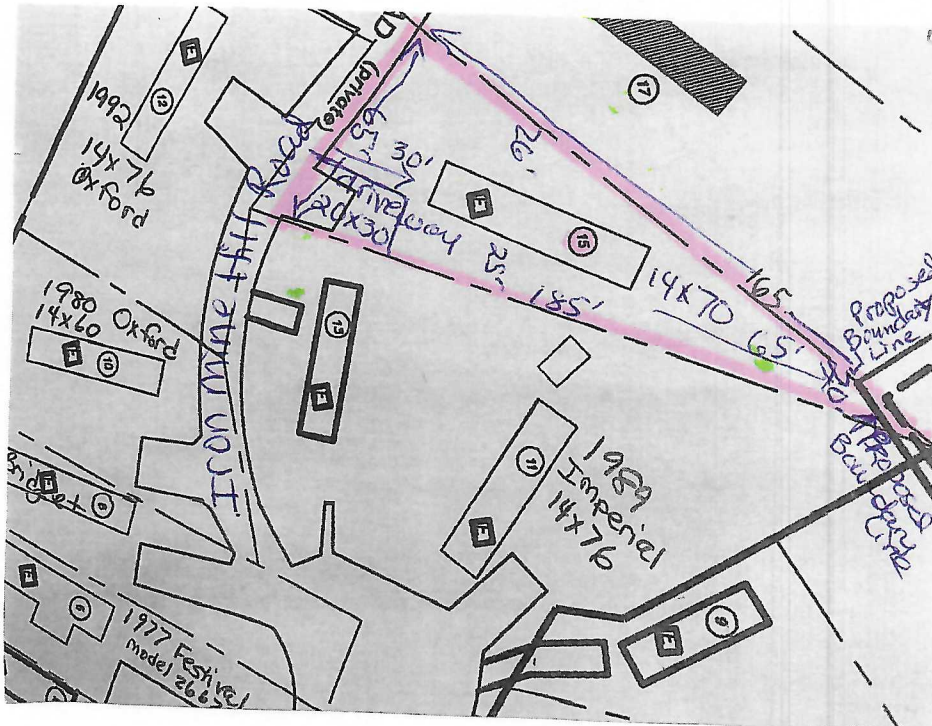
25' Set back from right

26' Set back from left

65' Set back form rear

Trailer size 14' X 70 (980sf)

20' x 30' Driveway size



PROPOSED LOT # 16

Total Lot Size -- 6615sf

65' road frontage on Iron Mine Hill Road

96' Deep Right-side

96' Deep Left-side

82' Back Boundary line

Left side curves inward to meet set back requirements. Lot #14 and Lot #18- were both existing trailers- when we purchased the park. There is 57 lf separating both trailers, which allows ample space for an additional pad. All 10' set backs are met for Lots #14, #16, and #18.

30' set back from street

10' set back from Right

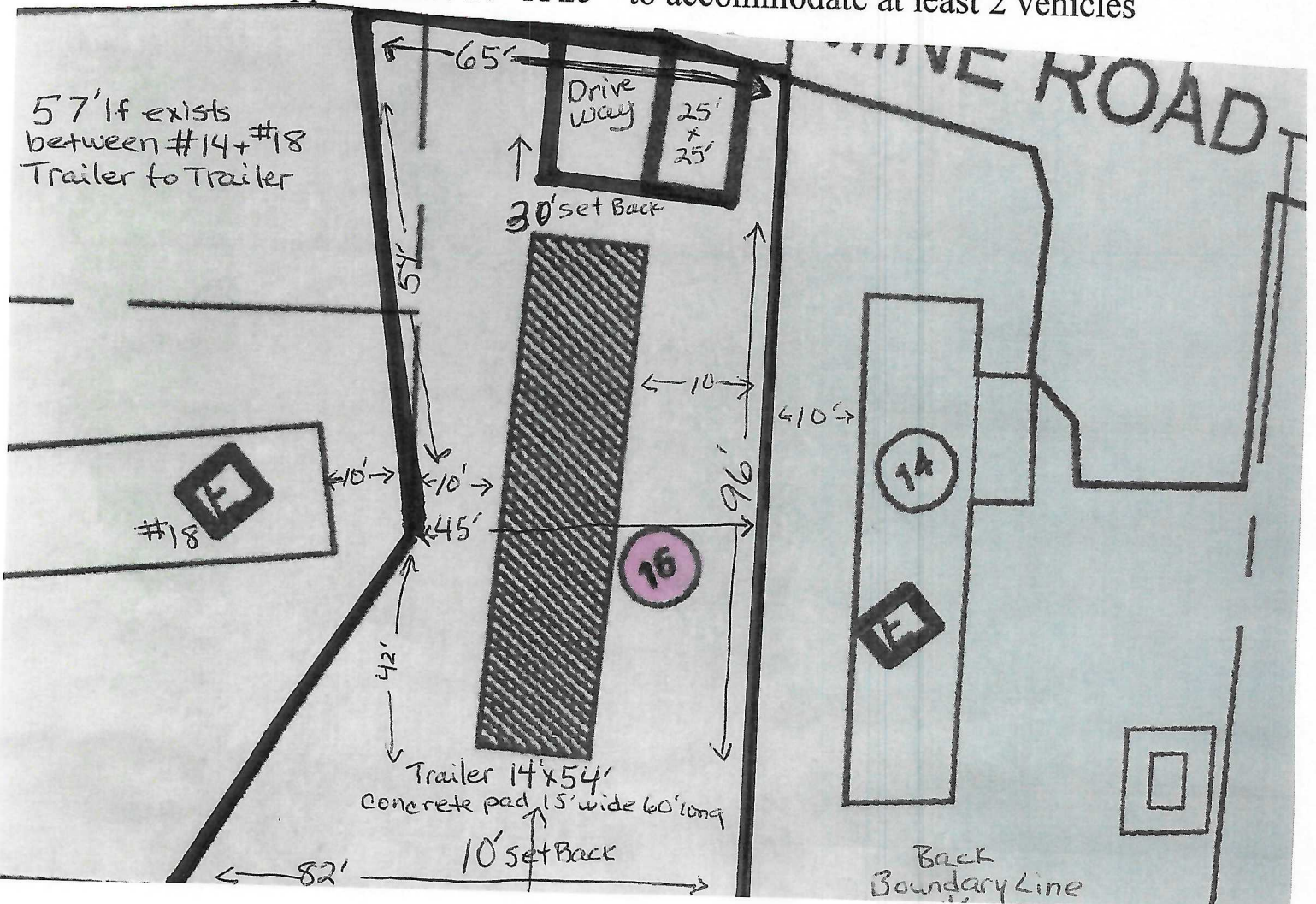
10' set back from Left

10' set back from Rear

Concrete pad 15' by 56'

Trailer size 14'x 54' (756sf)

Driveway size approximate 25' X 25'- to accommodate at least 2 vehicles



PROPOSED LOT # 17

Total Lot Size 11,375sf

65' road frontage on Iron Mine Hill Road

185' Deep Left-side

165' Deep Right-side

65' Backlot (Note- back boundary line used proposed Vassoll Land Swap Line)

30' set back from street

30' set back from Right

20' set back from Left

55' set back from Rear

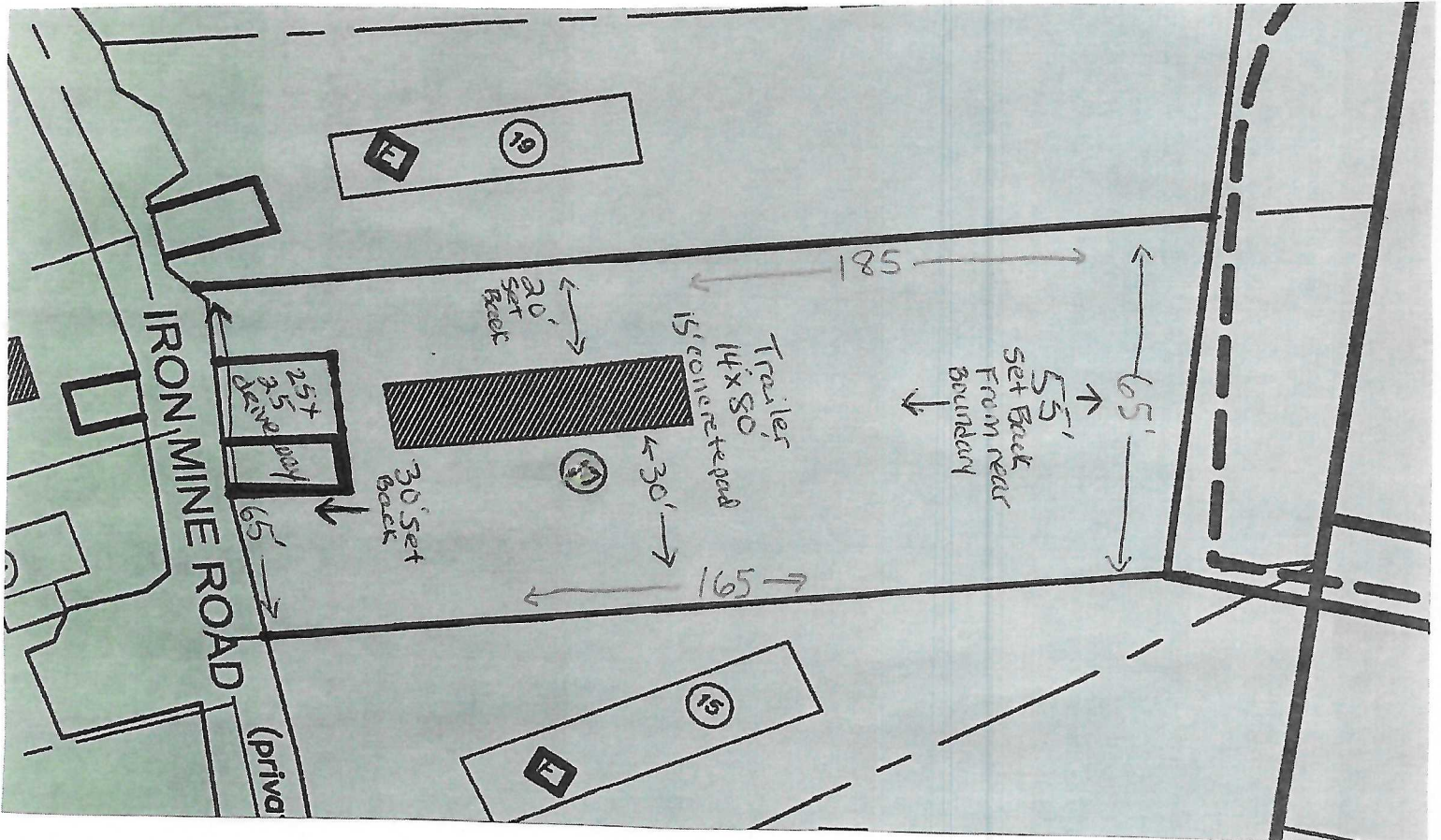
Trailer size 14' x 80' 1120sf

Concrete pad 15' x 84'

Driveway size approximate 25' x 25' - to accommodate at least 2 vehicles

Due to terrain, ledge, and grade - driveway may extend longer than 25'

Please note trailer placement not to scale



EXISTING LOT #18

Total Lot Size 15,553sf

163' Road frontage on Iron Mine Hill Road

96' Deep left-side

111' Deep right-side

138' Backlot

42' Set back from street

83' Set back from right

10' Set back from left

40' Set back from rear

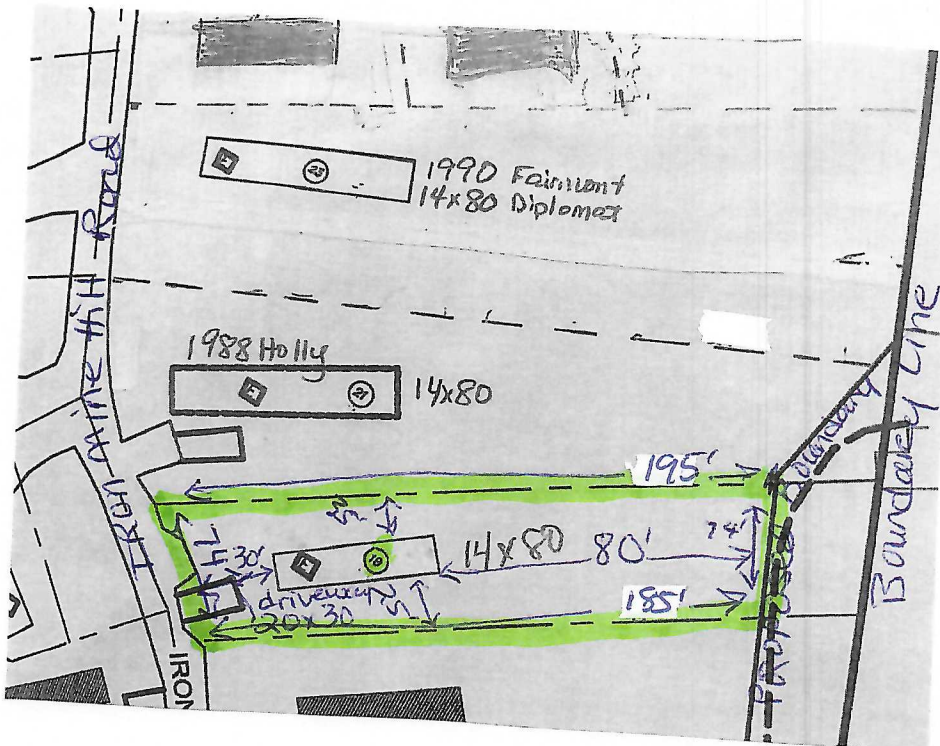
Trailer size 14' X 70 (980sf)

30' x 30' Driveway size



EXISTING LOT #19

- Total Lot Size 14,060sf
- 74' Road frontage on Iron Mine Hill Road
- 195' Deep left-side
- 185' Deep right-side
- 74' Backlot
- 30' Set back from street
- 25' Set back from right
- 35' Set back from left
- 80' Set back form rear
- Trailer size 14' X 80 (1120sf)
- 20' x 30' Driveway size



EXISTING LOT #20

Total Lot Size 8250sf

75' Road frontage on Iron Mine Hill Road

111' Deep left-side

108' Deep right-side

75' Backlot

21' Set back from street

36' Set back from right

25' Set back from left

20' Set back from rear

Trailer size 14' X 70 (980sf)

30' x 25' Driveway size



EXISTING LOT #21

Total Lot Size 15,762sf

88' Road frontage on Iron Mine Hill Road

242' Deep left-side

185' Deep right-side

60' Backlot

20' Set back from street

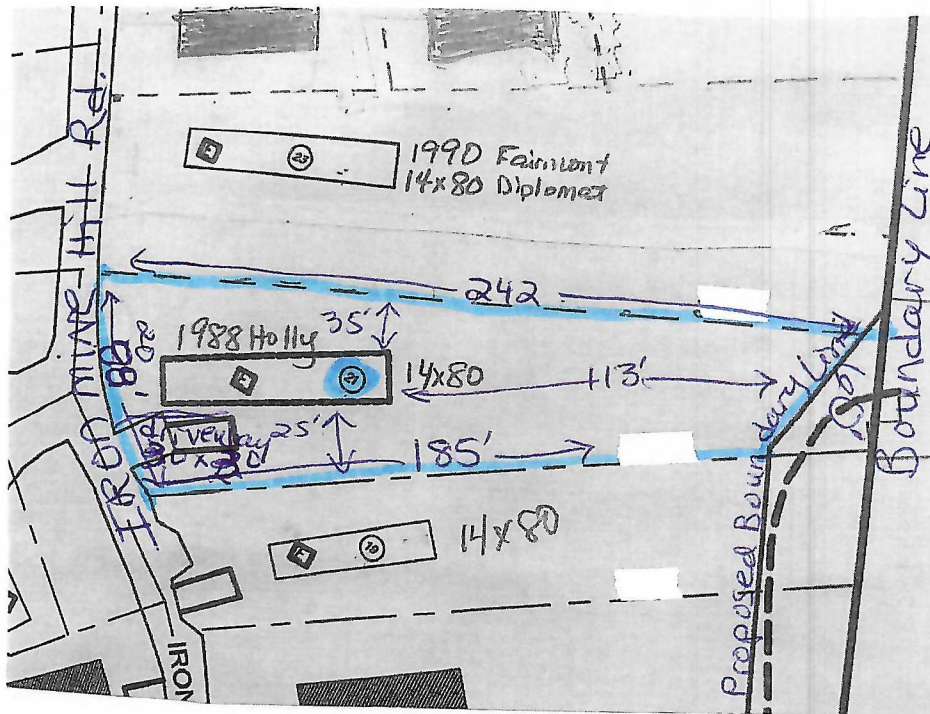
25' Set back from right

35' Set back from left

113' Set back form rear

Trailer size 14' X 80 (1120sf)

30' x 30' Driveway size



EXISTING LOT #22

Total Lot Size 6840sf

40' Road frontage on Iron Mine Hill Road

108' Deep left-side

120' Deep right-side

80' Backlot

25' Set back from street

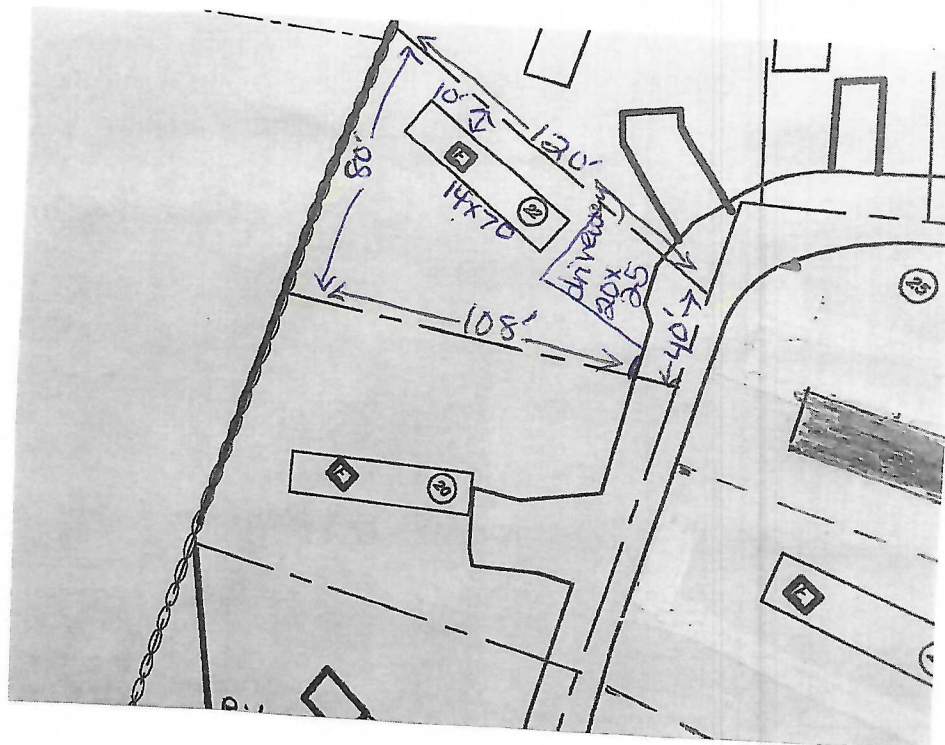
10' Set back from right

36' Set back from left

25' Set back form rear

Trailer size 14' X 70 (980sf)

20' x 25' Driveway size



EXISTING LOT #23

Total Lot Size 17,430sf

65' Road frontage on Iron Mine Hill Road

249' Deep left-side

249' Deep right-side

75' Backlot

35' Set back from street

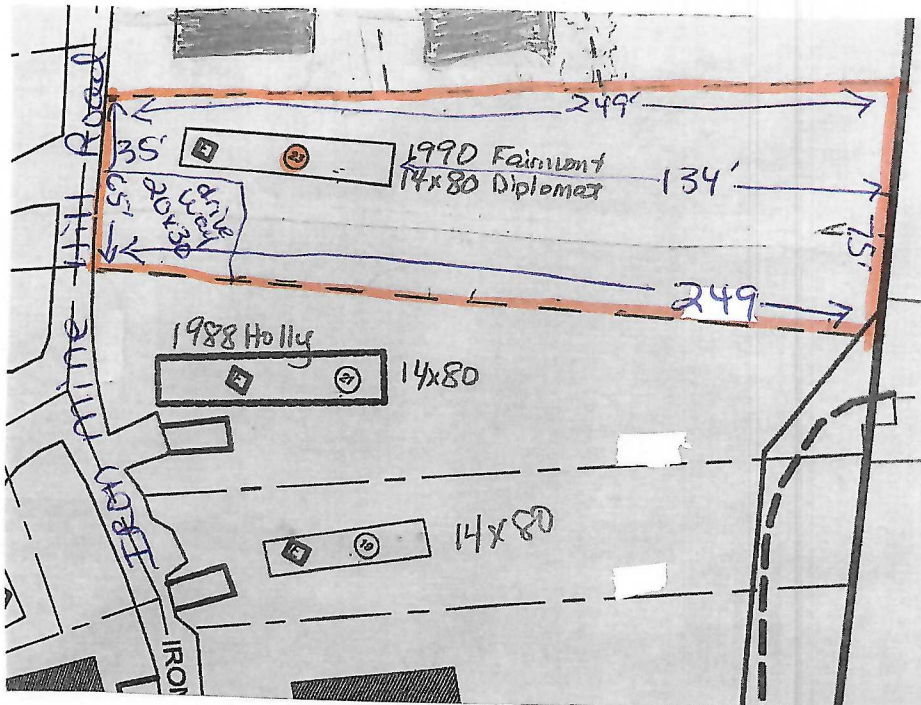
31' Set back from right

20' Set back from left

124' Set back form rear

Trailer size 14' X 80 (1120sf)

20' x 30' Driveway size



EXISTING LOT #24

Total Lot Size 11,400sf

40' Road frontage on Iron Mine Hill Road

120' Deep left-side

140' Deep right-side

95' Backlot

40' Set back from street

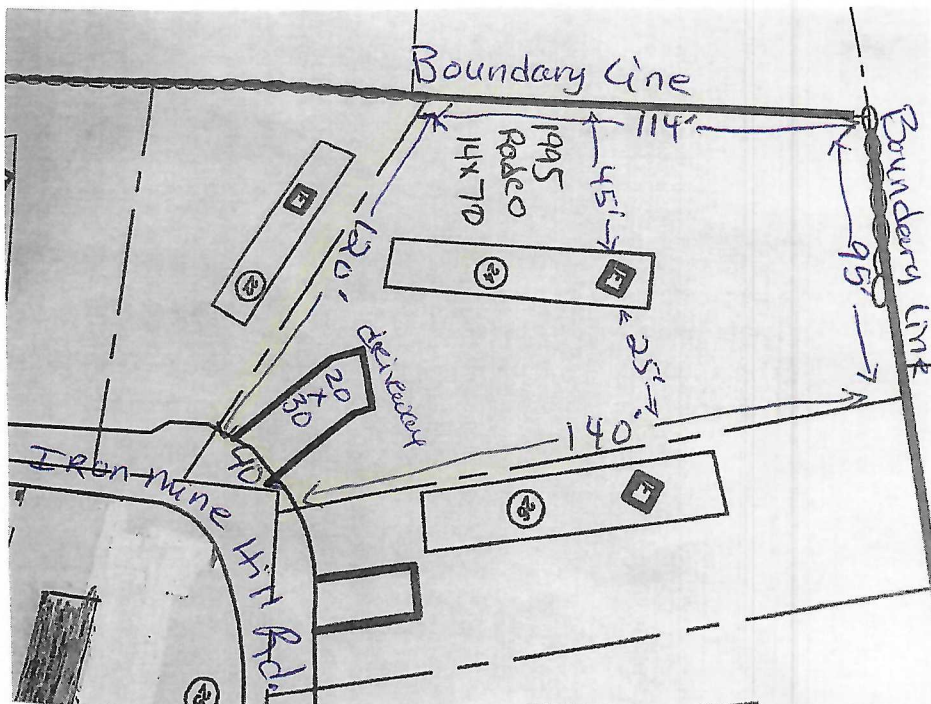
25' Set back from right

45' Set back from left

25' Set back form rear

Trailer size 14' X 70 (980sf)

20' x 30' Driveway size



PROPOSED LOT # 25

Total Lot Size 6561sf (minus curve in road)

81' road frontage on Iron Mine Hill Road (AFTER corner)

81' Deep Left-side

81' Deep Right-side (also road frontage on Iron Mine Hill Rd- BEFORE corner)

81' Backlot

40' set back from street

10' set back from Right

10' set back from Left

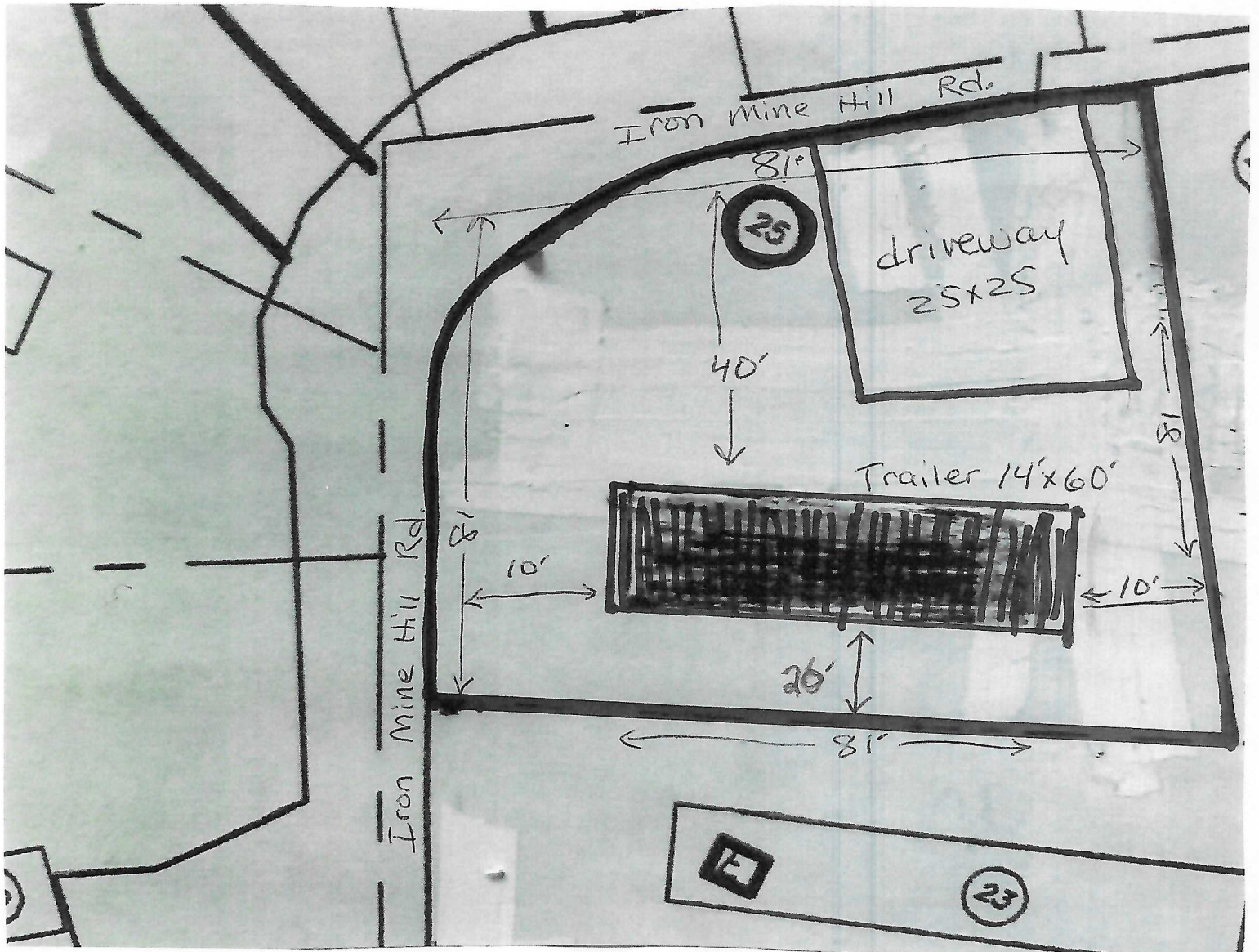
26' set back from Rear

Trailer size 14' x 60' 840sf (maximum size)

Concrete pad 15' x 61'

Driveway size approximate 25' x 25'- to accommodate at least 2 vehicles

Please note trailer placement not to scale



EXISTING LOT #26

Total Lot Size 7000sf

50' Road frontage on Iron Mine Hill Road

140' Deep left-side (according to drawing, but note that corner needs to be cut-out)

140' Deep right-side

50' Backlot

30' Set back from street

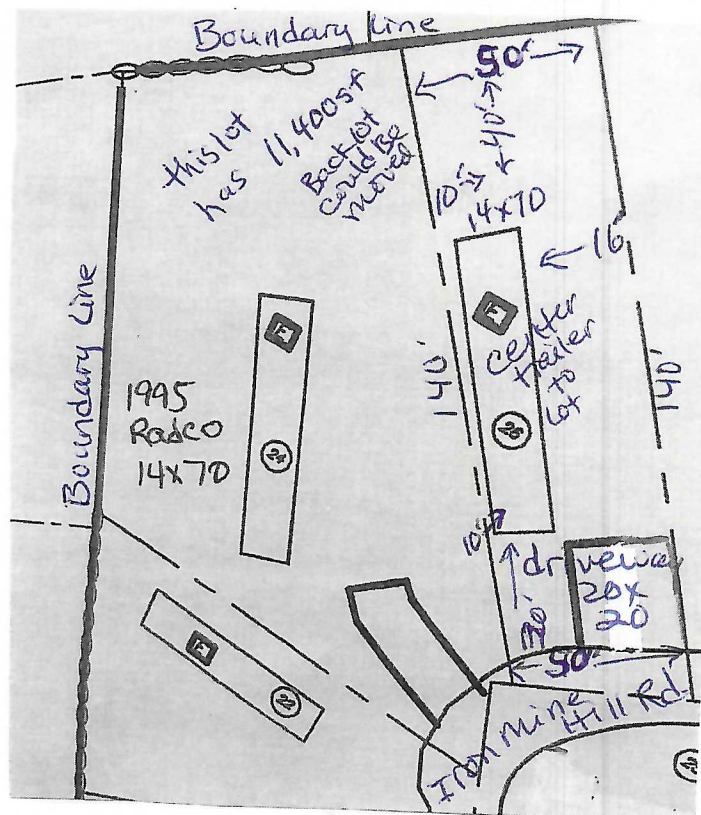
21' Set back from right

15' Set back from left

40' Set back form rear

Trailer size 14' X 70 (980sf)

20' x 20' Driveway size



PROPOSED LOT # 27

Total Lot Size 5525sf

65' road frontage on Iron Mine Hill Road

89' Deep Left-side

81' Deep Right-side

65' Backlot

50' set back from street

10' set back from Right

10' set back from Left

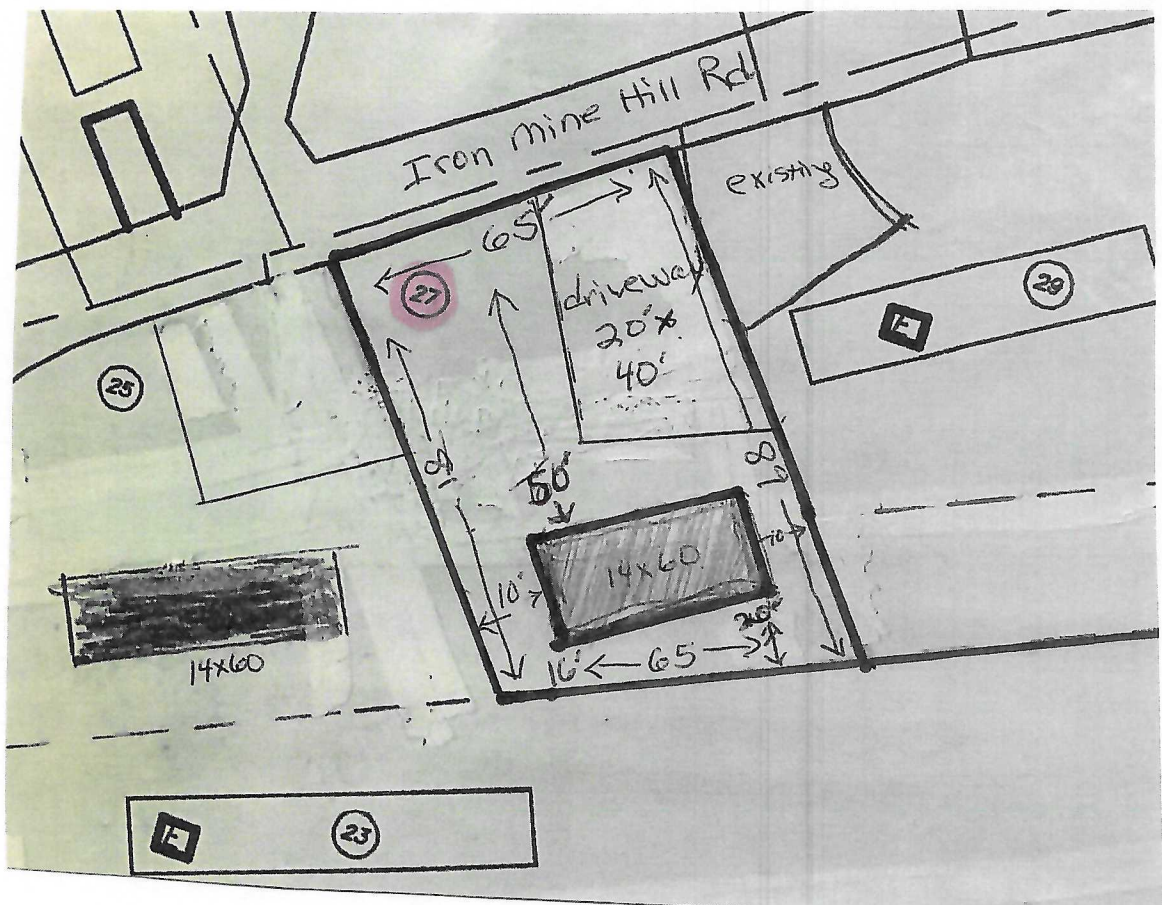
16' set back from Rear (Right) 20' Rear (Left)

Trailer size 14' x 60' 840sf (maximum size)

Concrete pad 15' x 61'

Driveway size approximate 20' x 40' - to accommodate at least 2 vehicles

Please note trailer placement not to scale



EXISTING LOT #28

Total Lot Size 6750sf

50' Road frontage on Iron Mine Hill Road

140' Deep left-side

130' Deep right-side

50' Backlot

30' Set back from street

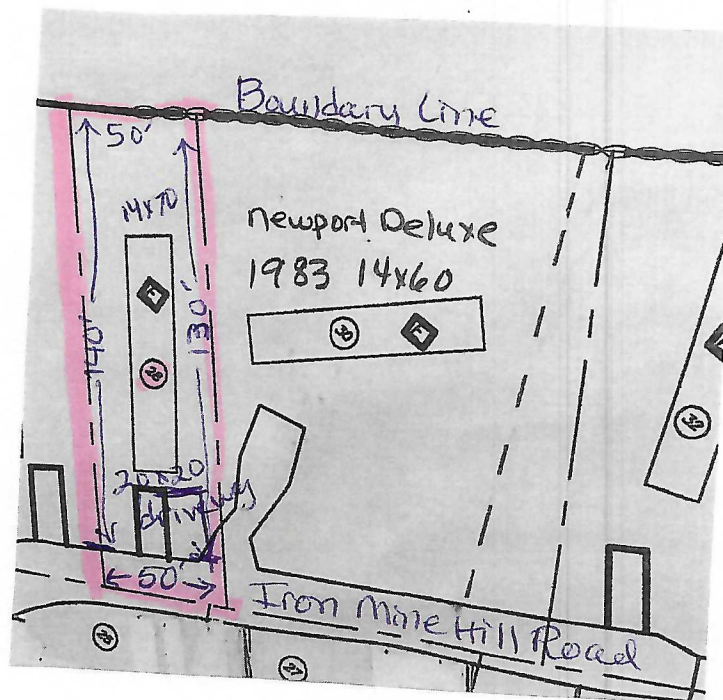
21' Set back from right

15' Set back from left

35' Set back form rear

Trailer size 14' X 70 (980sf)

20' x 20' Driveway size



EXISTING LOT #29

Total Lot Size 21,625sf

130' Road frontage on Iron Mine Hill Road

180' Deep left-side

165' Deep right-side

120' Backlot

35' Set back from street

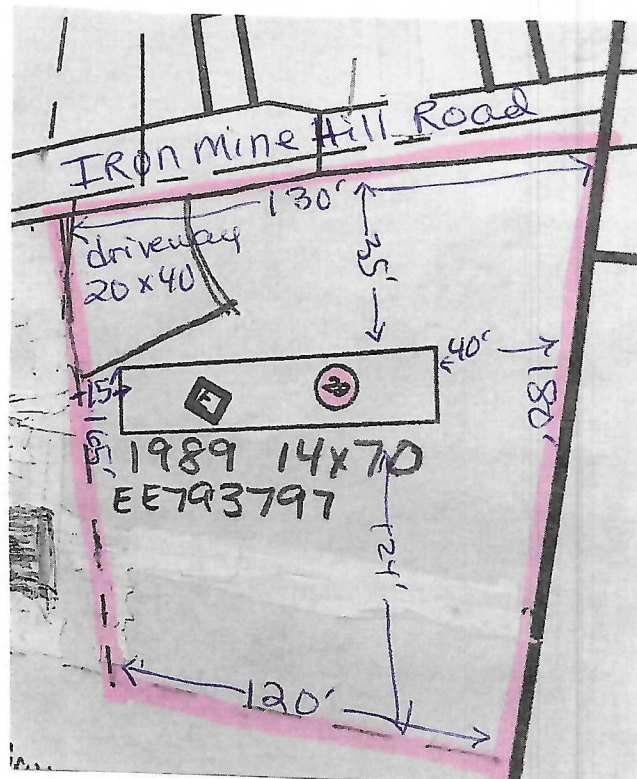
15' Set back from right

40' Set back from left

124' Set back form rear

Trailer size 14' X 70 (980sf)

20' x 40' Driveway size



EXISTING LOT #30

Total Lot Size 11,700sf

80' Road frontage on Iron Mine Hill Road

130' Deep left-side

130' Deep right-side

102' Backlot

61' Set back from street

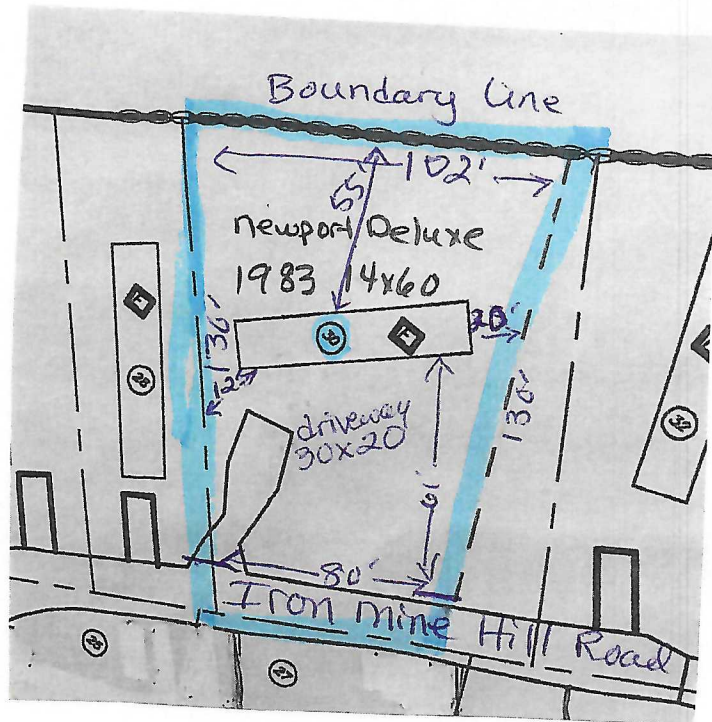
20' Set back from right

12' Set back from left

55' Set back from rear

Trailer size 14' X 60 (840sf)

30' x 20' Driveway size



PROPOSED LOT # 31

Total Lot Size 7524sf (minus curve Intersection Iron Mine & Williams Ln)

132' road frontage on Iron Mine Hill Road

57' Deep Left-side (road frontage on Williams Lane)

57' Deep Right-side

132' Backlot

20' set back from street

20' set back from Right

41' set back from Left

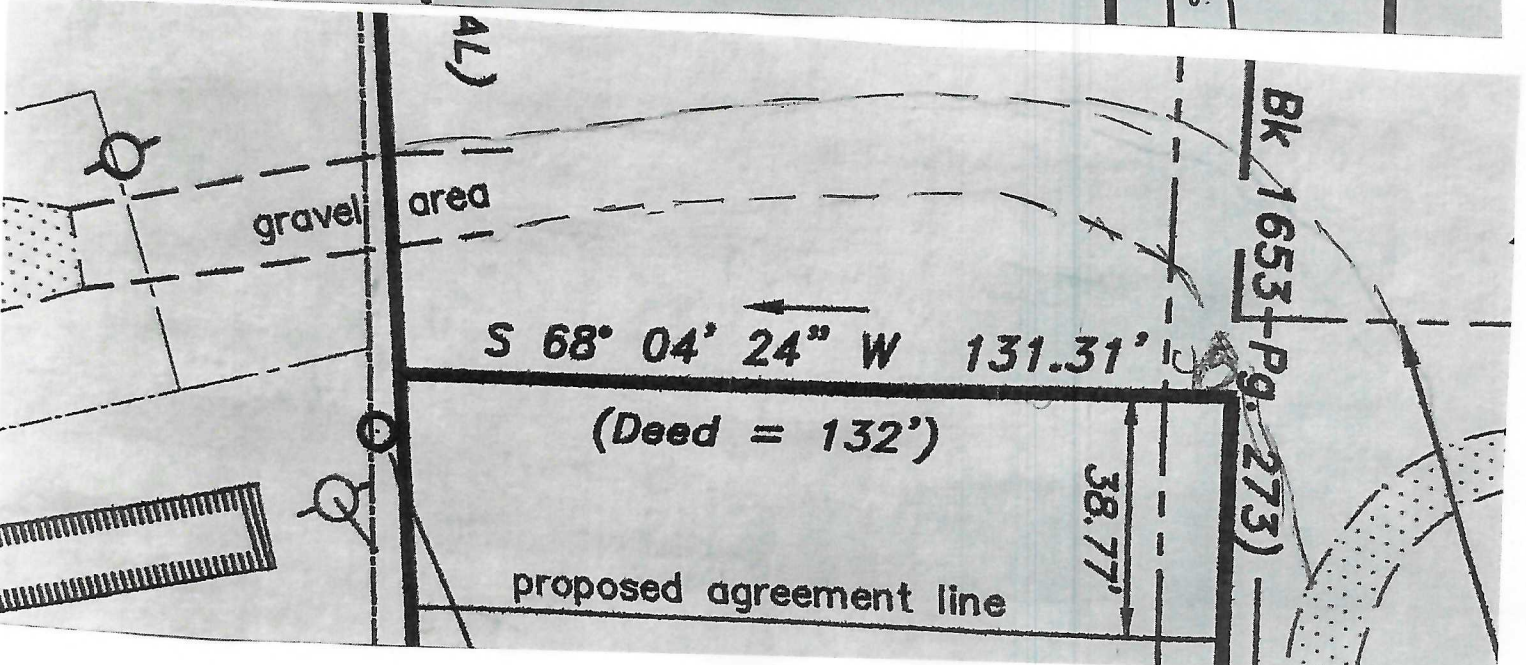
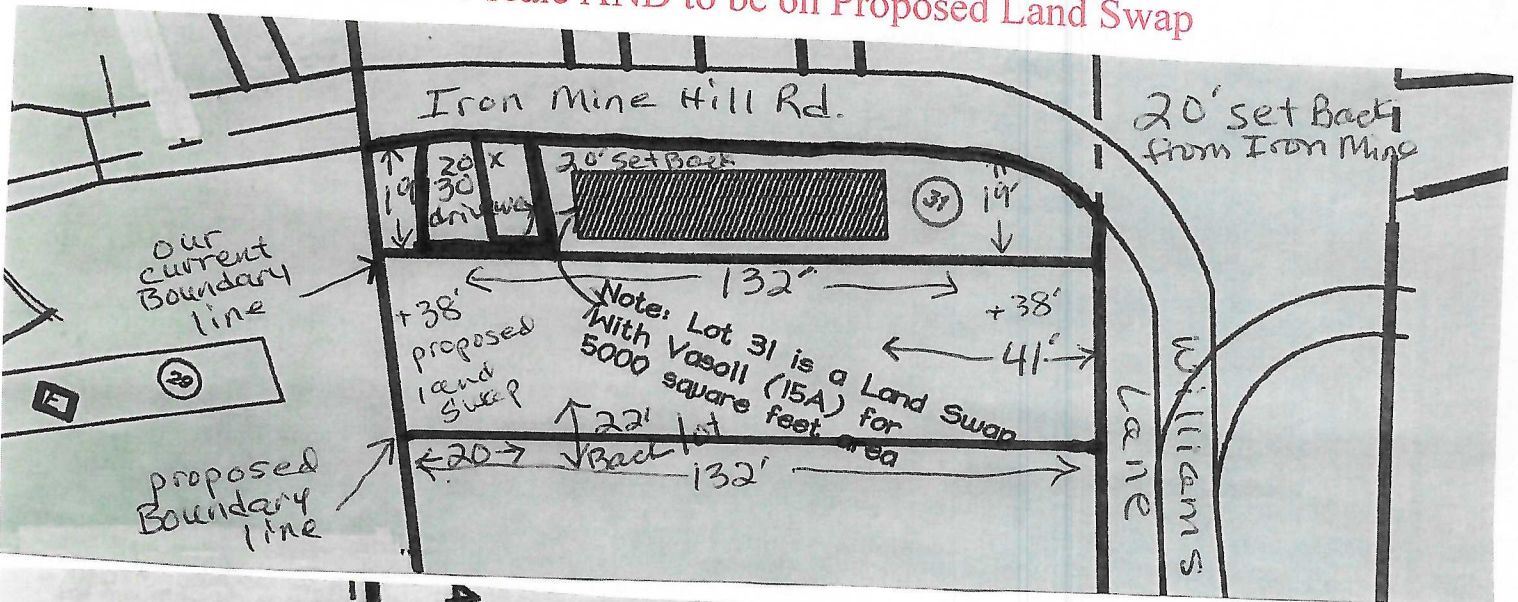
22' set back from Rear

Trailer size 14' x 70' (980sf)

Concrete pad 15' x 71'

Driveway size approximate 20' x 30' - to accommodate at least 2 vehicles

Trailer placement not to scale AND to be on Proposed Land Swap



EXISTING LOT #32

Total Lot Size 7680sf

60' Road frontage on Iron Mine Hill Road

130' Deep left-side

125' Deep right-side

60' Backlot

32' Set back from street

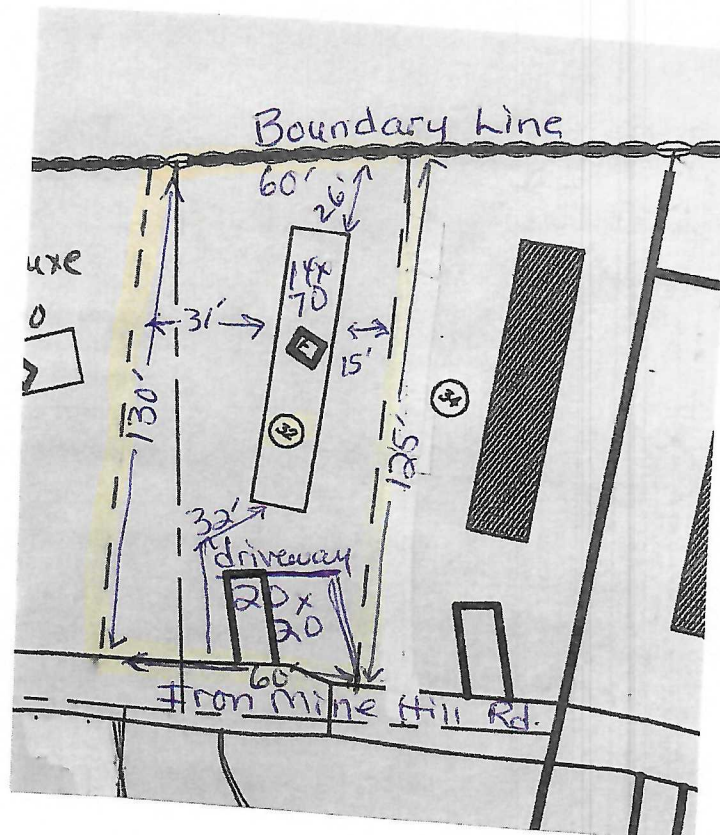
15' Set back from right

31' Set back from left

26' Set back form rear

Trailer size 14' X 60 (840sf)

20' x 20' Driveway size



PROPOSED LOT # 33

Total Lot Size 7360 sf

65' road frontage on Williams Lane

111' Deep Left-side

119' Deep Right-side

63' Back of lot

20' set back from street

34' set back from Right

20' set back from Left

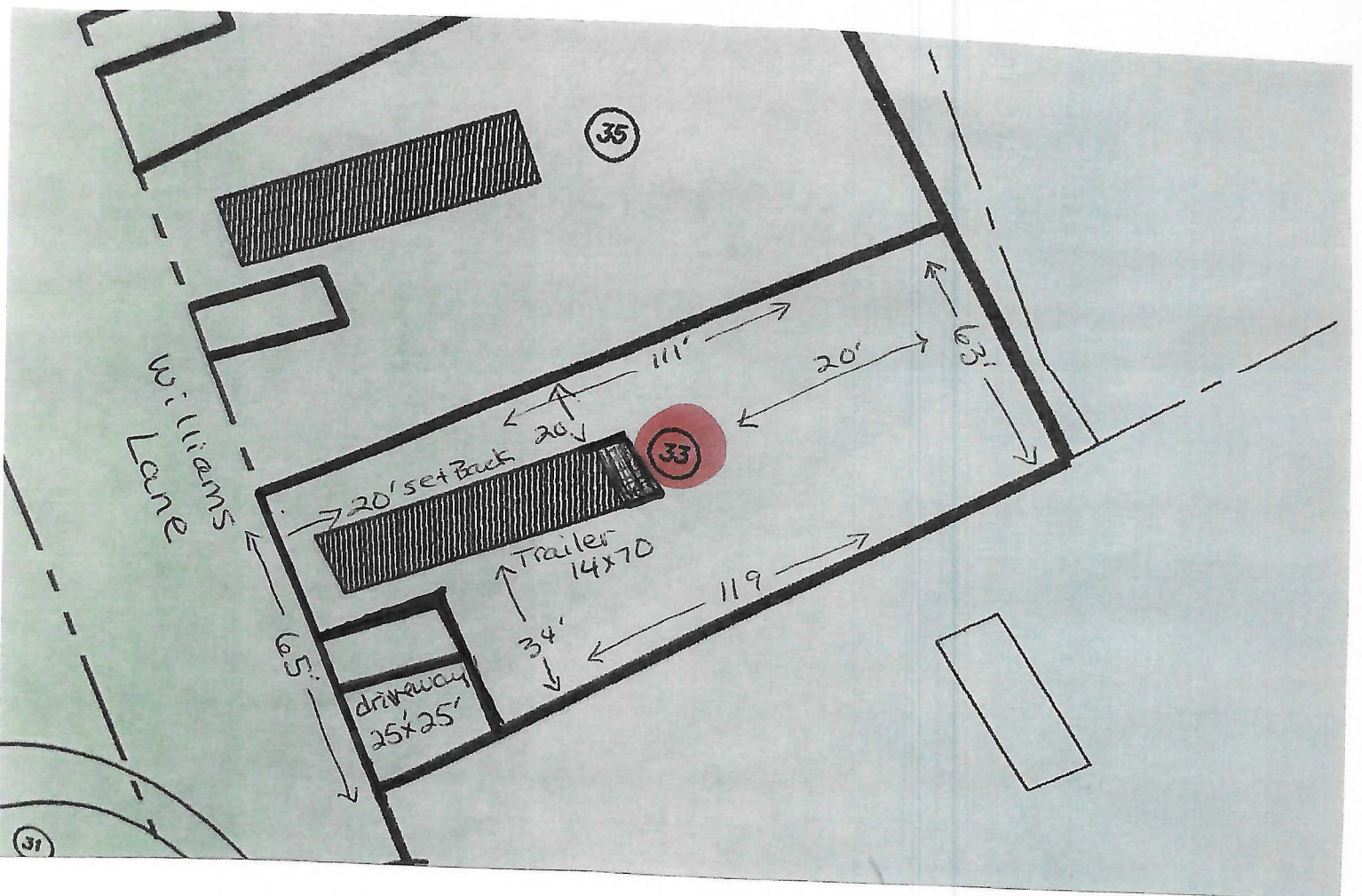
20' set back from Rear

Trailer size 14' x 70' = 980 sf

Concrete pad 15' x 71'

Driveway size approximate 25' X 25'- to accommodate at least 2 vehicles

Please note trailer placement not to scale



PROPOSED LOT # 34

Total Lot Size 7085sf

65' road frontage on Iron Mine Hill Rd

109' Deep Left-side

109' Deep Right-side

65' Back of lot

25' set back from street

15' set back from Right

25' set back from Left

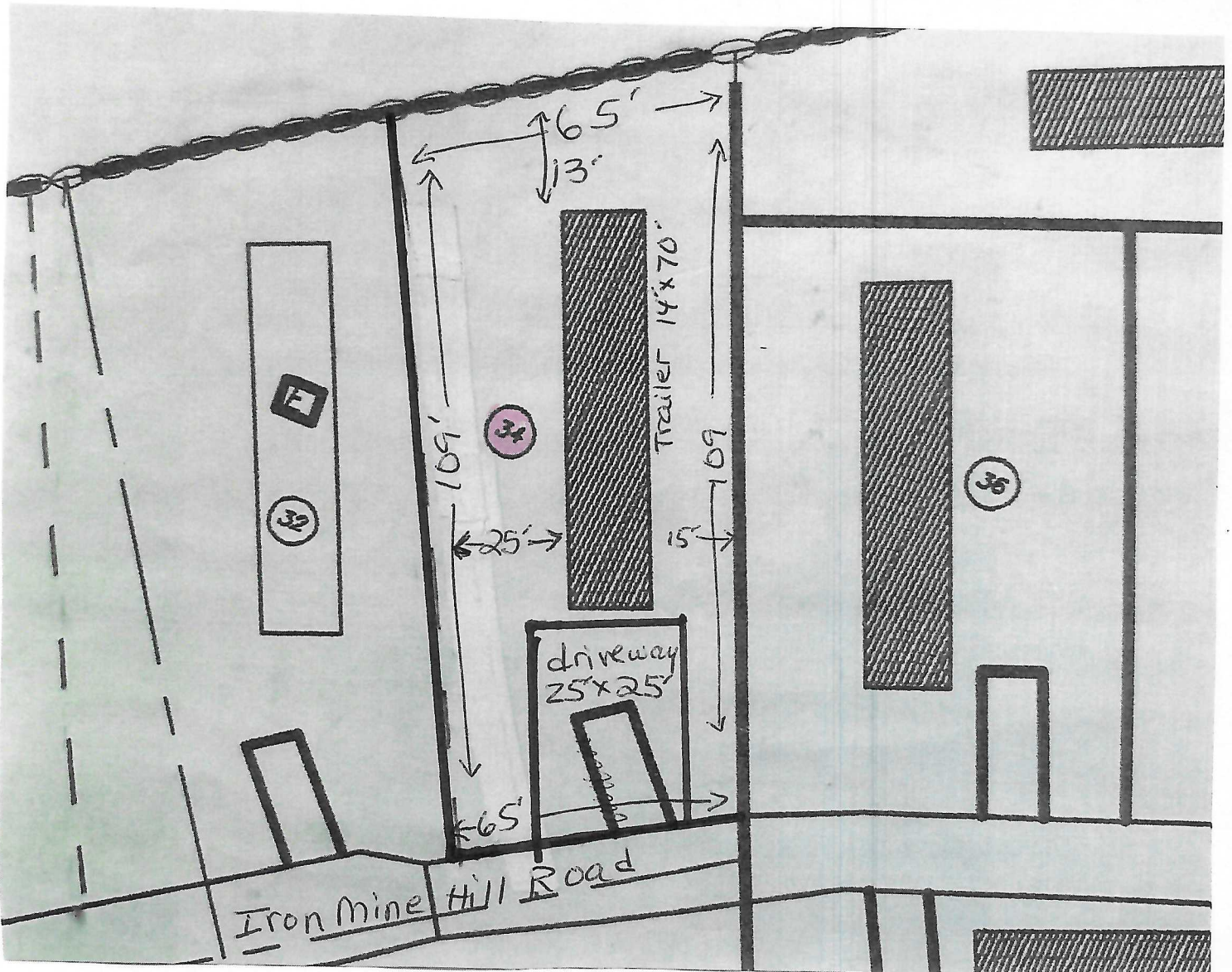
13' set back from Rear

Trailer size 14' x 70' = 980 sf

Concrete pad 15' x 71'

Driveway size approximate 25' x 25' - to accommodate at least 2 vehicles

Please note trailer placement not to scale



PROPOSED LOT # 35

Total Lot Size 7150 sf

65' road frontage on Williams Lane

109' Deep Left-side

111' Deep Right-side

65' Back of lot

20' set back from street

34' set back from Right

20' set back from Left

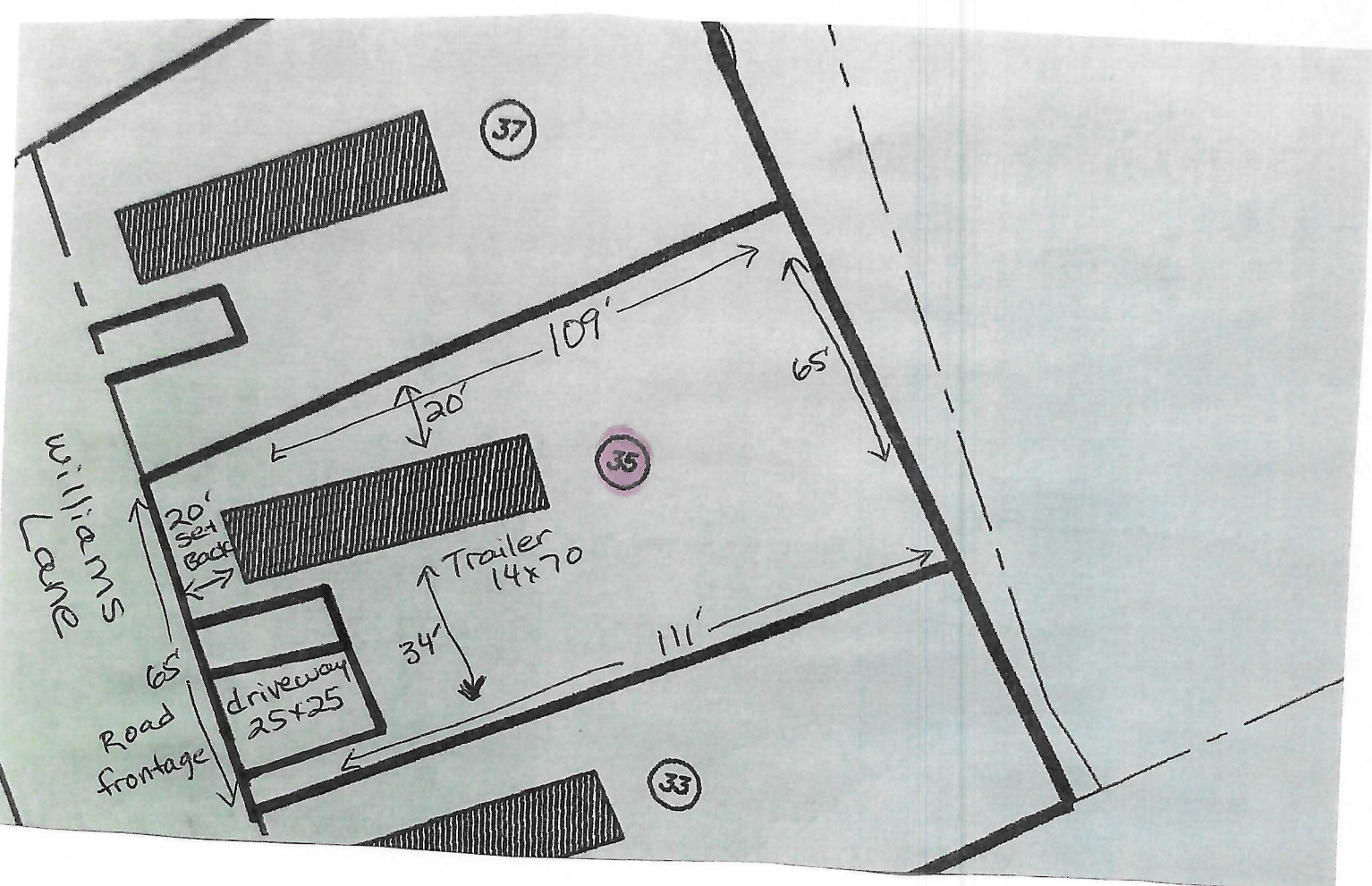
20' set back from Rear

Trailer size 14' x 70' = 980 sf

Concrete pad 15' x 71'

Driveway size approximate 25' X 25' - to accommodate at least 2 vehicles

Please note trailer placement not to scale



PROPOSED LOT # 36

Total Lot Size 5544sf

66' Road Frontage on Iron Mine Hill Rd

84' Deep Left-side

84' Deep Right-side

66' Backlot

20' set back from street

31' set back from Right

20' set back from Left

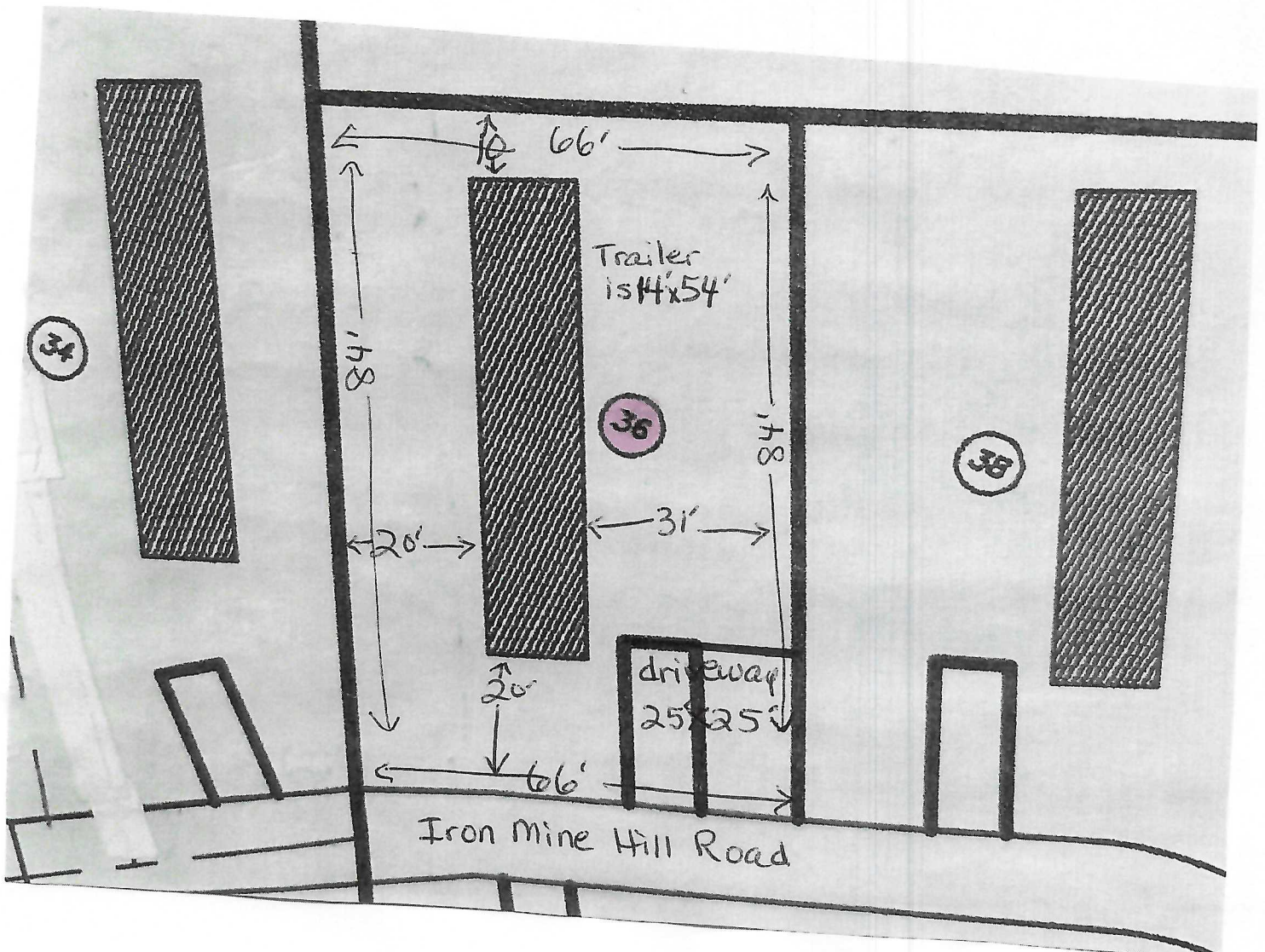
10' set back from Rear

Trailer size 14' x 54' (756sf)

Concrete pad 15' x 54'

Driveway size approximate 25' x 25' - to accommodate at least 2 vehicles

Trailer placement not to scale



PROPOSED LOT # 37

Total Lot Size 6875sf

125' road frontage on Commonwealth

55' Deep Left-side

55' Deep Right-side

125' Back of lot

20' set back from street (Commonwealth)

34' set back from Right (back of lot from Williams Lane)

20' set back from Left (Williams Lane)

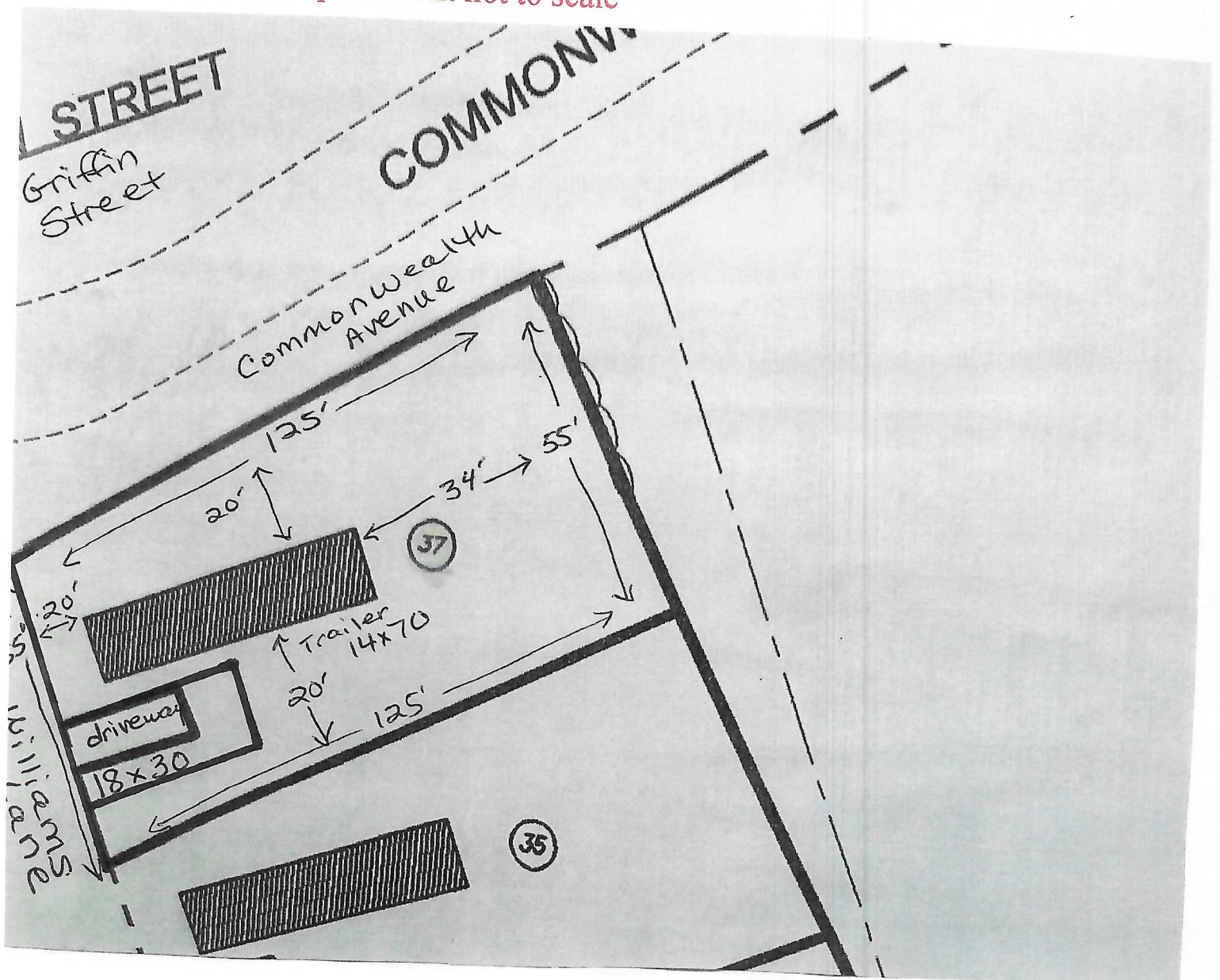
20' set back from Rear (from Commonwealth)

Trailer size 14' x 70' = 980 sf

Concrete pad 15' x 71'

Driveway size approximate 18' x 30' - to accommodate at least 2 vehicles

Please note trailer placement not to scale



PROPOSED LOT # 38

Total Lot Size 5544sf

66' Road Frontage on Iron Mine Hill Rd

84' Deep Left-side

84' Deep Right-side (William Lane Road Frontage)

66' Backlot

20' set back from street

31' set back from Right

20' set back from Left

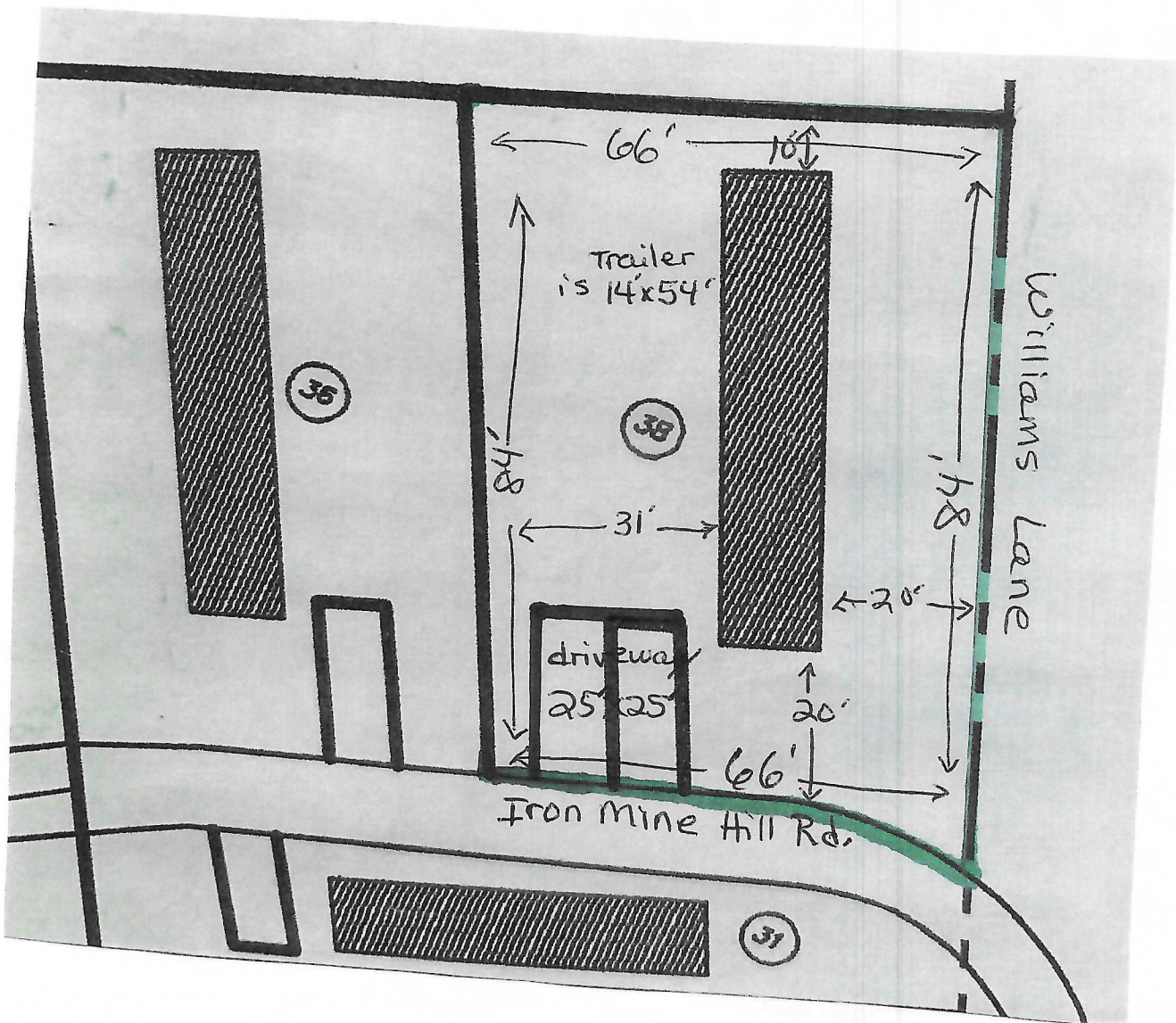
10' set back from Rear

Trailer size 14' x 54' (756sf)

Concrete pad 15' x 54'

Driveway size approximate 25' x 25' - to accommodate at least 2 vehicles

Trailer placement not to scale



PROPOSED LOT # 39

Total Lot Size 6175sf

65' road frontage on Williams Lane

130' Deep Left-side

130' Deep Right-side

30' Back of lot

25' set back from street

20' set back from Right

15' set back from Left

34' set back from Rear

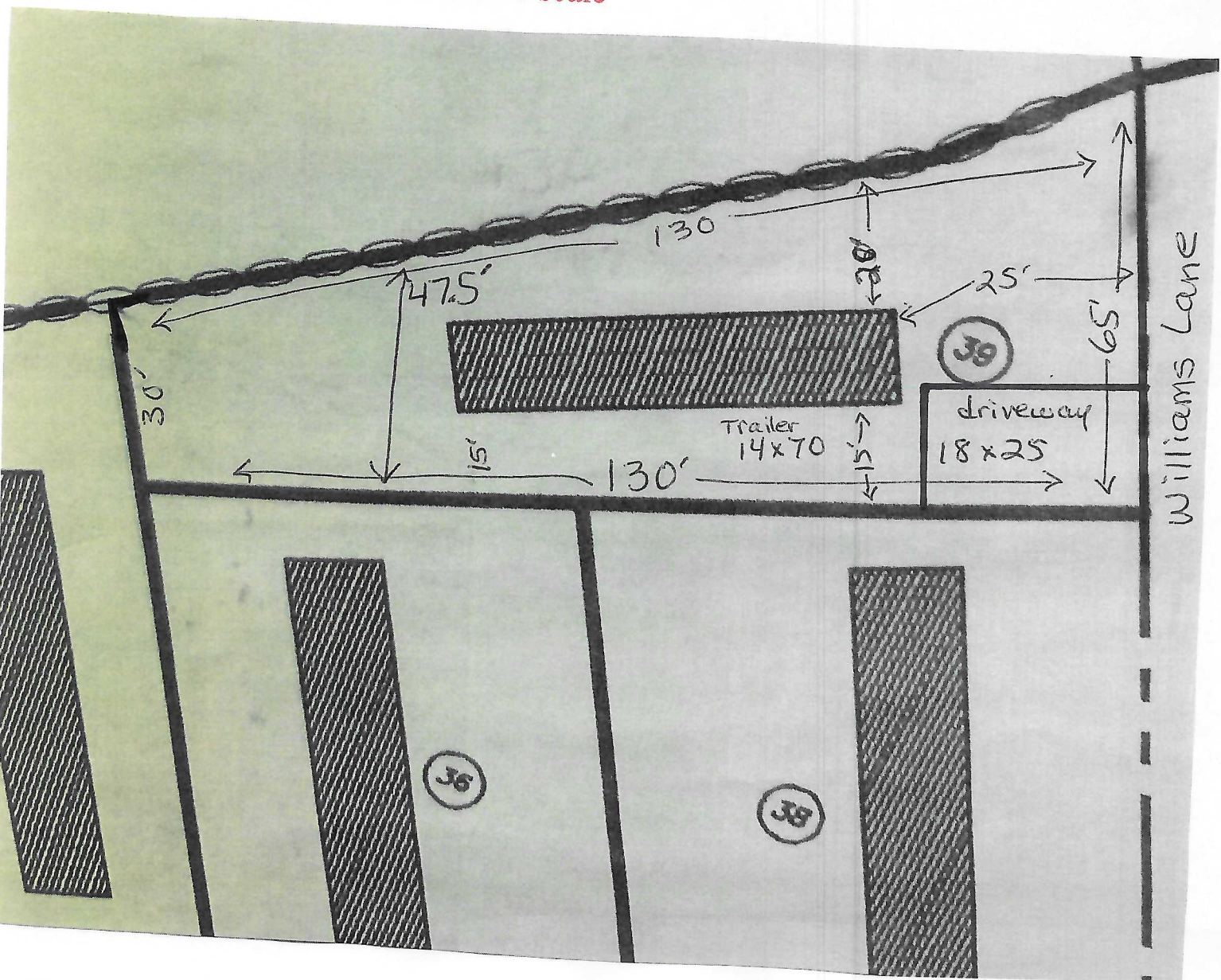
Trailer size 14' x 70' = 980 sf living space

Concrete pad 15' x 71'

Driveway size approximate 18' x 25' - to accommodate at least 2 vehicles

Please note trailer placement not to scale

*Width between boundary lines at rear of trailer is 47.5'
still meets set back requirements 15' Left - 17.5' Right*



PROPOSED LOT # 40

Total Lot Size 8515sf

65' road frontage on Williams Lane

131' Deep Left-side

131' Deep Right-side

65' Back lot

30' set back from street

10' set back from Right

40' set back from Left

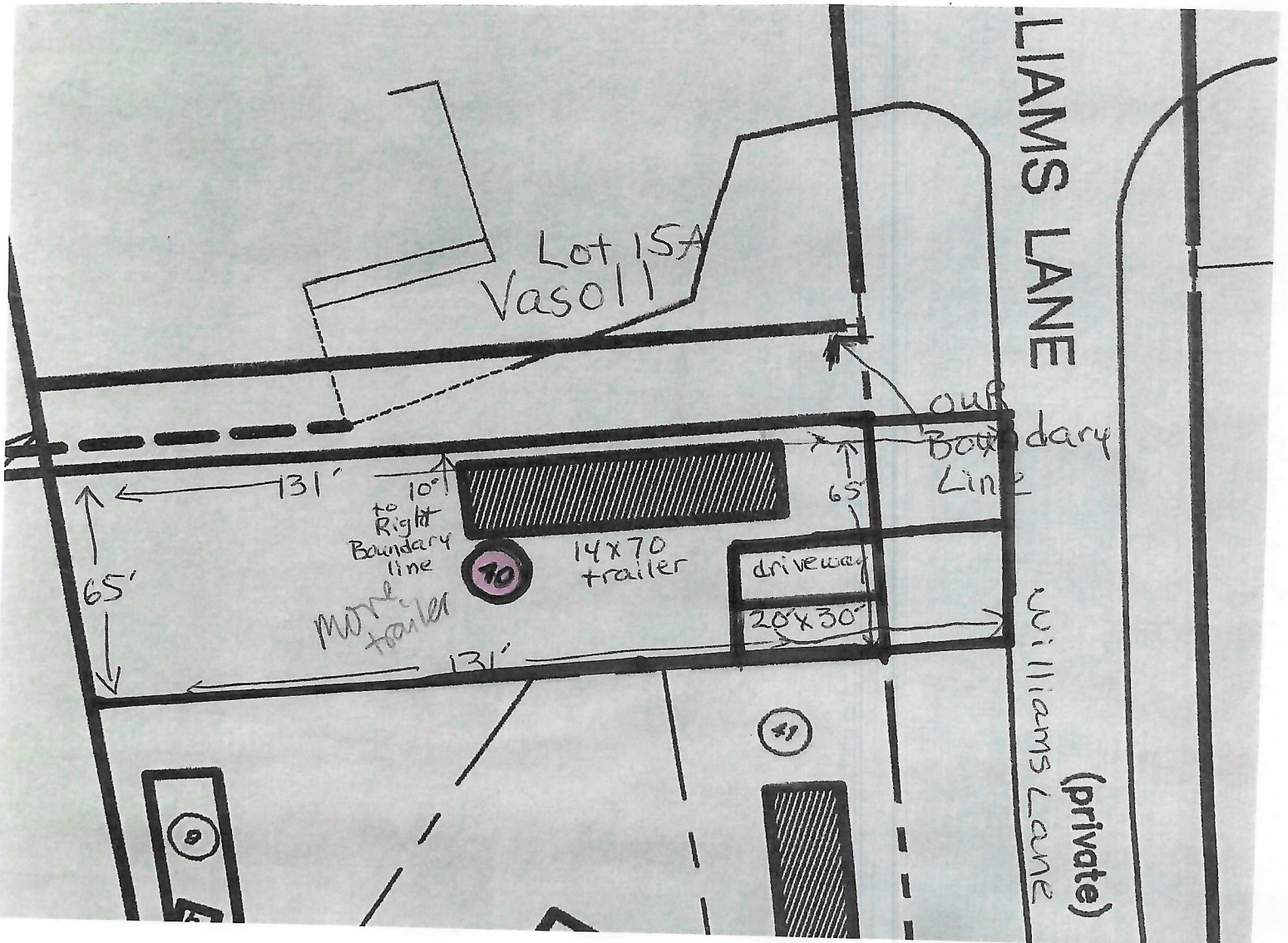
30' set back from Rear

Trailer size 14' x 70' = 980 sf living space

Concrete pad 15' x 71'

Driveway size approximate 20' x 30' - to accommodate at least 2 vehicles

Please note trailer placement not to scale AND we are NOT using our boundary line but the PROPOSED LAND SWAP BOUNDARY LINE



PROPOSED LOT # 41

Total Lot Size 7000sf

125' road frontage on Williams Lane

67' Deep Left-side

45' Deep Right-side

125' Backlot

20' set back from street

20' set back from Right

34' set back from Left

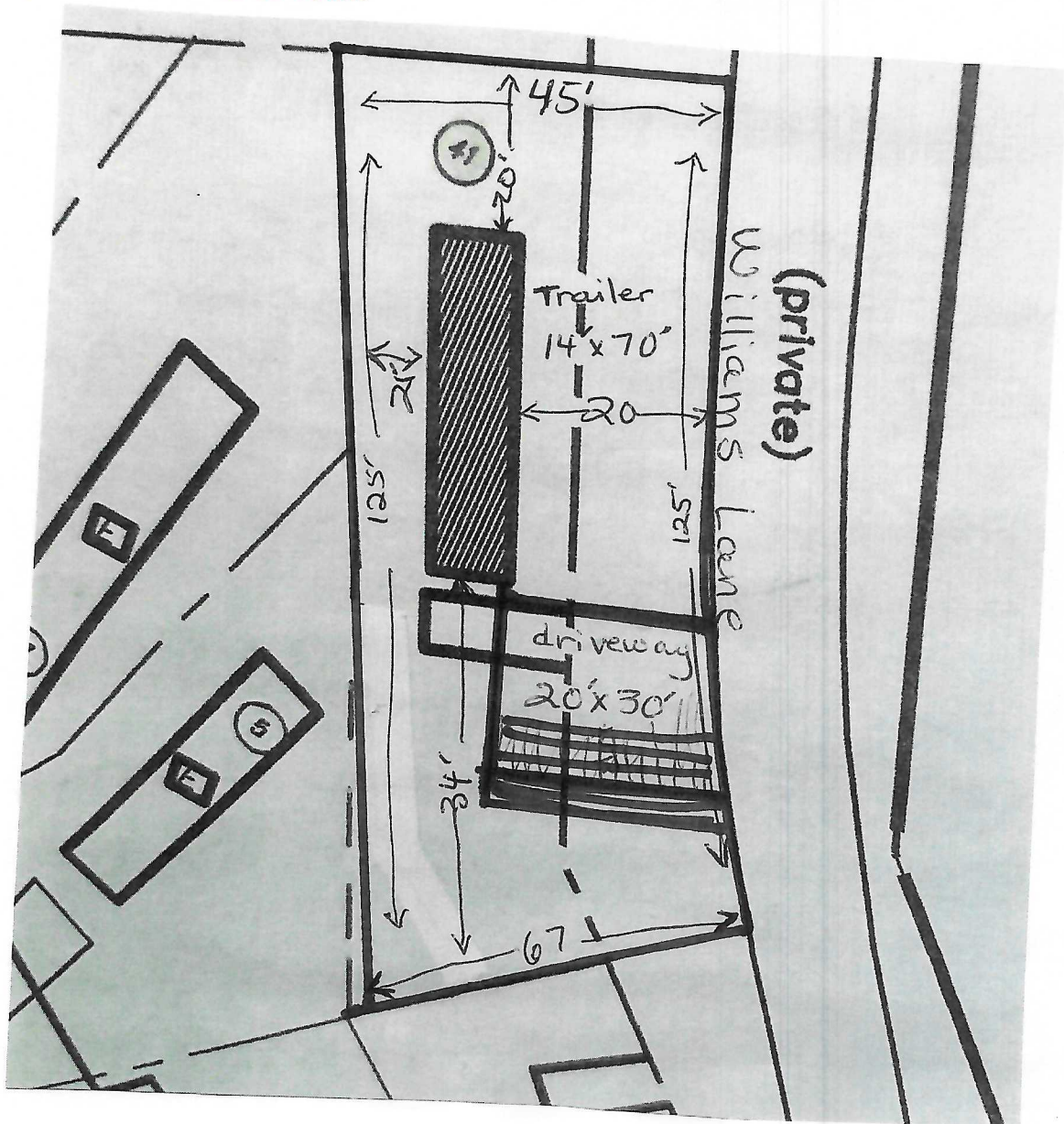
21' set back from Rear

Trailer size 14' x 70' (980sf)

Concrete pad 15' x 71'

Driveway size approximate 20' x 30' - to accommodate at least 2 vehicles

Trailer placement not to scale

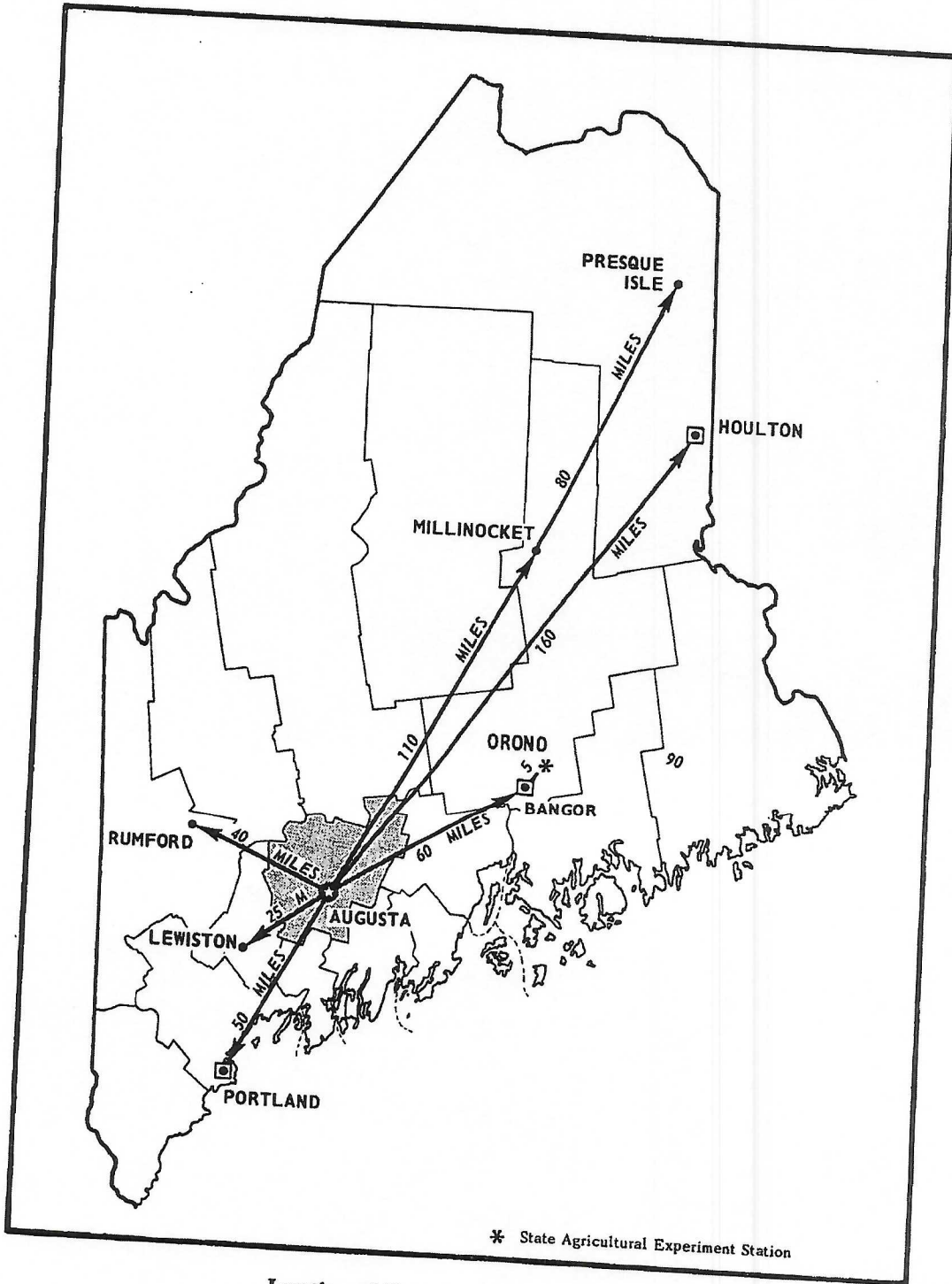


ITEM
G

HFD -
Hollis fine sandy loam
3 to 8 percent slope

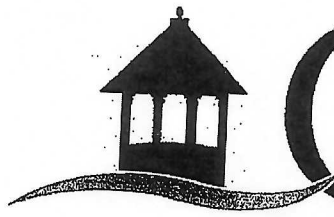
HrC - Hollis fine sandy loam
8 to 15 percent

WrB - Woodbridge fine sandy loam
3 to 8 percent slopes



Location of Kennebec County in Maine.





CITY OF

Gardiner

Moving Forward

ITEM #

June 19, 2020

MEMO

To: Kris McNeill, CEO

Tracey Desjardins, EDD

City of Gardiner Planning Board

From: Christine M. Landes, City Manager *Christine M. Landes*

Re: Old Brunswick Road/Iron Mine Trailer Park

Please allow this letter to serve as notification (in my temporary role as Public Works Director) that the City sees no issues as far as Public Works is concerned, with the increased development in Iron Mine Trailer Park.

Iron Mine Trailer Park is not maintained by the City of Gardiner and the increased traffic on Old Brunswick Road will not pose any issues with Public Works.

If you have any questions, please do not hesitate to reach out to me.

Flow Addition For Iron Mine Hill Trailer Park Expansion

From: Doug Clark (dclark@gardinermaine.com)

To: homedealsofmaine@yahoo.com

Cc: tdesjardins@gardinermaine.com; kmcneill@gardinermaine.com

Date: Monday, April 27, 2020, 04:03 PM EDT

Hi Roland,

Per our telephone conversation today my understanding is that you have a proposal before the Planning Board to add an additional 31 mobile home pads and units to the 11 units currently occupied for a maximum of 42 units at your Iron Mine Hill Trailer Park on Old Brunswick Road, as well as the apartment building you recently purchased at 43 Old Brunswick Road. Being an all ages community I would assess an average daily flow of 180 gallons per unit per day for a total of 7560 gallons per day. (The 4 unit apartment building adding an additional 720 gallons per day for a grand total of 8280 gallons per day) The sewer pipe at the intersection of Commonwealth and Griffin Streets where the connection is for your park is a brand new 8 inch PVC pipe all the way down Griffin St. to the junction of Water Street and as such is capable of handling the added flow. The Treatment Plant in South Gardiner has the capacity to treat the added flow as well.

As I'm sure you're also aware the point at which the line crosses from the public right of way to private ownership by yourself on Williams Street is your responsibility so you need to be sure your system in the park is capable of handling the additional flow as well.

If you have any questions please contact me.

Doug

Douglas E. Clark

Wastewater Director

City of Gardiner

Wastewater Treatment

6 Church Street

Gardiner Maine 04345

(207) 582-1351

(207) 215-3870 (cell)

[www.dclark@gardinermaine.com](mailto:dclark@gardinermaine.com)



GARDINER WATER DISTRICT

P.O. Box 536 • Gardiner, Maine 04345 • (207) 582-5500 • Fax (207) 582-3093

March 27, 2020

Home Deals of Maine LLC
PO Box 97
Hinckley Maine 04944

To Whom it may concern,

In regards to your proposed expansion of the Iron Mine Trailer Park, the Gardiner Water District has sufficient capacity on Williams St to serve the additional 14 lots. Please bear in mind that this is a low pressure area and new water services from the main on Williams St would likely be needed to provide sufficient water supply to the expanded areas.

Sincerely,

Paul Gray Supt.

ITEM
5



GARDINER POLICE DEPARTMENT
POLICE * COMMUNICATIONS



Chief James M. Toman

June 16, 2020

Gardiner Code Enforcement
Members of the Gardiner Planning Board
6 Church Street
Gardiner, Maine 04345

Gardiner Planning Board Members:

I have reviewed the project description for the proposed expansion of the Iron Mine Mobile Home Park, located off of the Old Brunswick Road, in Gardiner, Maine (Kennebec County Maine). As such, it is my belief, that the Gardiner Police Department will have the ability to respond safely to any emergency or criminal activity that may occur at this expanded location. The expansion project with additional rental residences, is not anticipated to result in a noticeable increase of calls for service to the Gardiner Police Department.

If you have any further questions or concerns, please let me know.

Sincerely,

Chief James M. Toman
Gardiner Police Department
City of Gardiner

JMT:dd



Jo Roderick <homedealsofmaine@gmail.com>

Gardiner Traffic Data

6 messages

Diane Morabito <diane@mainetrafficresources.com>
To: Jo Roderick <homedealsofmaine@gmail.com>

Thu, Jun 11, 2020 at 12:16 PM

Hi Joe,

As discussed yesterday, to address the traffic questions asked by the Gardiner Planning Board, we will:

- Perform trip generation analysis to determine the increase in peak hour trips, and on a daily basis, in going from 24 to 42 mobile homes
- provide some estimates of the new trips at the Route 201 intersections to discuss impact on those intersections in terms of the increased numbers
- summarize the results in a summary memorandum for your submittal to the City of Gardiner

The cost to perform the above services is \$ 750. Given very slow payment history on our last project my office will require this payment up front. Please mail a check to:

James Sewall Company

P.O. Box 433

Old Town, ME 04468

If you can let me know when the check is mailed I can then begin the work.

Thanks,

Diane

Diane W. Morabito, PE, PTOE*Vice President Traffic Engineering*

ITEM K



CITY OF GARDINER FIRE & RESCUE DEPARTMENT



Chief Alfred R. Nelson Jr.

City of Gardiner
Planning Board

June 16, 2020

After speaking with Jo Roderick and reviewing the project description for the proposed expansion of the Iron Mine Hill trailer park project, located in Gardiner, Maine (Kennebec County Maine). The City of Gardiner Fire and Rescue will be available to respond to any emergency both fire and/or medical in nature at this location. The project is not anticipated to result in reductions of any Fire Department services. Please feel free to contact me with any further needs or questions.

Thank you,
Al Nelson
Fire/Rescue Chief

Item M

Iron Mine Hill Rd and Williams Lane are currently private dead-end roads.

Our intention is to connect both roads to meet the requirements for the Fire Department's access.

We will use a gravel base with top finish load and asphalt.

ITEM
N



TRIP GENERATION ANALYSIS PROPOSED MOBILE HOME PARK EXPANSION

INTRODUCTION

Trip generation analysis has been performed for the proposed expansion of the Iron Mine Hill Mobile Home Park in Gardiner, Maine. The proposed development will expand the existing mobile home park by adding additional units on Williams Avenue. The expansion will increase the number of mobile homes from 24 existing to 42, resulting in an increase of 18 dwelling units. It is understood that access to the new units will be provided by Williams Avenue.

TRIP GENERATION ANALYSIS

The number of trips to be generated by the proposed mobile home development was estimated using the most recent Institute of Transportation Engineers (ITE) "Trip Generation, 10th Edition" report. The calculations were performed utilizing Land Use Code 240 - Mobile Home Park, and Land Use Code 210 - Single-Family Detached Housing, based on the number of proposed dwelling units. Due to the small sample size for Mobile Home Park trip generation data, the results for Single Family Detached Housing were also evaluated. To be conservative, the average of the two sets of rates was utilized as outlined in the table below:

Time Period	10 th Edition ITE (Average Rate per Dwelling Unit)		
	Mobile Home	Single-Family	Average
Weekday	5.00	9.44	7.22
AM Peak Hour – Adjacent Street	0.26	0.74	0.5
AM Peak Hour – Generator	0.26	0.76	0.51
PM Peak Hour – Adjacent Street	0.46	0.99	0.73
PM Peak Hour – Generator	0.49	1.00	0.75

The trip generation results for the existing and expanded mobile home park, based upon the above average rates, are shown in the following table:

ITE Trip Generation (One-Way Trip-Ends)

Time Period	Existing	Proposed	New Trips
	24 DUs	42 DUs	
Weekday			
Entering	174	304	130
Exiting	87	152	65
AM Peak Hour			
Entering	87	152	65
Exiting	13	22	9
PM Peak Hour			
Entering	4	7	3
Exiting	9	15	6
Entering	18	32	14
Exiting	11	20	9
	7	12	5

As shown above, the conservative estimate for the expansion shows new peak hour trips to be nine (9) during the AM peak hour and fourteen (14) during the PM peak hour. This minimal level of new traffic would not be expected to have any significant impact on traffic operations off-site. Typically, a project will not have any measurable impact unless it generates in excess of 25 new lane hour trips. The proposed expansion will generate a maximum of nine (9) new lane hour trips during the higher volume PM peak hour having no significant impact beyond the site drive intersections.

SAFETY REVIEW

The most important factor for a development with this level of new trip generation is safety. The MaineDOT map viewer was checked for any nearby high crash locations on Brunswick Avenue or Old Brunswick Road and none were identified. Additionally, the MaineDOT map viewer shows the posted speed limit to be 25 mph on Old Brunswick Road in this area. Based upon this, Sewall recommends a minimum of 250' of sight distance be provided from the Williams Avenue access drive. It should be confirmed that the available driveway sight distances from Williams Avenue meet this criteria. No landscaping or signage should be located in the driveway sight triangles that could potentially block sight distance in the future.

To summarize, the expansion of the mobile home park will generate just nine (9) new one-way trips during the AM peak hour and fourteen (14) during the PM peak hour. This level of traffic should have no impact on traffic operations or capacity off-site beyond the site drives. Hence, the only concern is safety. There are no high crash locations within the vicinity of the mobile home park. It should be confirmed that adequate sight distance is provided from Williams Avenue to meet current safety standards.

As always, let me know if you or the City of Gardiner have any questions or concerns reading my findings or recommendations.



Sincerely,

Diane W. Morabito, P.E. PTOE
Vice President Traffic Engineering

Item O

Tenants have two options

- a private contractor collects the trash once a week; the tenants pay him directly
- or they get their own dumpsters and maintain them

LEASE AGREEMENT

Iron Mine Mobile Home Park

Move-in Date _____

Property Location: _____

1. This is a ONE YEAR LEASE AGREEMENT. If the tenant stays beyond the initial 12 months, then this agreement becomes a continuing "tenancy at will" and the tenant will rent from month-to-month. All terms of this agreement will remain in effect. Either party can stop this month-to-month tenancy by giving the other party at least 30-days written notice. This notice must expire on or after the date through which rent has been paid.
2. Rent Payments. The rent for this residence is \$ _____ per month and is due on the _____ day of each month. If there are charges in addition to this rent, they are listed below. RENT MUST BE PAID ON TIME. If rent is 7 or more days late, tenant agrees to pay the landlord a \$50 late charge. It is tenant's responsibility to get the rent to the landlord on time by USPS, online or drop off to our office. If the Landlord has to chase money, ie physically go to your door, or send letters, texts, emails, etc. in order to collect the rent, we reserve the right to charge \$50. for this service. TENANT'S RENT IS DUE UNTIL KEYS ARE RETURNED TO MANAGING AGENT.
3. Security Deposit. Tenant has paid the landlord \$ _____ as a Security Deposit.
 - A. Security Deposit will be forfeited if tenant does not except this rental or moves out within 12 months of the occupancy or is forced to move out. This security deposit may be used by the landlord to repair damage to the residence, any unpaid rent, storing and disposing of unclaimed property, legal fees incurred during an eviction. If management must have unit cleaned after tenant vacates, a cleaning fee is withheld from Security Deposit.
 - B. THE SECURITY DEPOSIT WILL NOT BE USED TOWARDS THE LAST MONTHS RENT.
 - C. A 30-Day notice is required for moving; otherwise one (1) months' rent will be held from the Security Deposit. Tenant will leave a forwarding address and Security Deposit settlements will be forwarded to this address within 30 days of moving out.
 - D. Last months' rent is MINIMUM the 12th month of this agreement or longer.
4. Services/Utilities provided by the Landlord: Water, Sewer
5. Services/Utilities provided by the Tenant: Heating (Oil and Propane), Electricity, Cable, Trash Removal, air conditioning, telephone, yard maintenance and snow removal (driveway) arranged by landlord but paid by tenant.
6. Tenant agrees to use only as a residence, except for incidental use in trade or business (such as telephone solicitation of sales or arts and crafts created for profit). Such incidental uses will be allowed as long as they do not violate local zoning laws or affect the landlord's ability to obtain fire or liability insurance.
 - A. The residence shall be occupied only by those persons, whose names appear in this Rental Agreement, except for guests. Guests may not stay past 9pm without written permission from Landlord. Total number of persons residing in this residence cannot exceed _____.OCCUPANT(S): _____
- B. Tenant agrees NOT to sublease or assign this residence without the prior written consent of the landlord.
- C. The tenant agrees not to damage the mobile home, rooms, buildings, grounds or common areas or to interfere with the rights of other tenants to live in their homes in peace and quiet. Damage caused by the tenant, the tenant's family, invitees or guests shall be repaired by the tenant at the tenant's expense. Upon the tenants failure to make repairs the landlord may make the repairs and the tenant shall be responsible for the costs.
 - (1) No excessive nail holes or scotch tape on walls. Don't litter the refrigerator with magnets.
 - (2) No changing/tampering door locks, without management approval, and then for emergency reasons only.
 - (3) Light bulbs are tenant's responsibility. Bulbs missing or burned out when tenant vacates, landlord will replace at tenant's expense.
 - (4) Key replacement is \$50 and due on delivery.
 - (5) If a toilet or lavatory must be removed because of its being clogged with a foreign obstacle, a minimum charge of \$100 will be assessed tenant whether the obstacle is found there or in the sewer line. DO NOT FLUSH BABY WIPES OR CLOROX WIPES. If sewer lines get clogged due to wipes, it's at tenant's expense.
 - (6) No satellite or other TV connections will be attached to the residence.
 - (7) Any missing smoke detectors will be replaced at \$100 each charged to tenant.
- D. No alterations, no painting, no improvements to the residence shall be made by the tenant without the prior written consent of the landlord.

_____ tenant initials

7. Disturbing the Peace. The tenant agrees not to cause or allow on the premises any excessive nuisance, noise or other activity which disturbs the peace and quiet of neighbors or other tenants in the park or violates any state law or local ordinance. Please work out all disturbances amongst yourselves. Landlord is not a referee.
 - A. No loud parties permitted, or extremely loud music, TV or any instrument that bothers your neighbors.
 - B. NO HUNTING or discharging of any firearms allowed on or around the property. No dead animals hung up.
 - C. **NO Trash permitted in front or next to doorways. Use a receptacle.**
 - D. Tenants are required to keep house and surrounding area neat and clean.
 - E. No unregistered, uninspected or abandoned vehicles tolerated around the residence. These vehicles will be towed at the owner's expense within 7 days of written warning.
8. Pets must be pre-approved; otherwise tenant will automatically forfeit their Security Deposit and may result in the termination of the tenancy. If tenant is allowed a pet, only the following pet may live in the residence: _____ there is an addition pet deposit of \$ _____ which is non-refundable.
9. Renters Insurance- on personal property, goods/furnishings to be provided by tenant at their own expense.
10. Landlord entry into the residence: Except for emergencies, the landlord may enter the apartment during reasonable hours and after giving the tenant a 24 hour notice in advance.
11. Eviction for Violations of this Agreement
 - A. Serious or repeated violations of the terms of this agreement can result in termination of tenancy and eviction of the tenant. If tenant does not live up to the terms of this agreement the following will occur:
If the tenant does not comply within a 10-day period, the landlord will deliver to the tenant a written notice that this agreement will end within 30 days. On that day, the agreement automatically terminates and the tenant will leave the residence and return the keys to the landlord.
 - B. Eviction for Failure to Pay rent. If the tenant is 7 days or more late in paying the rent, the landlord may send a notice that states that the agreement will end in 7 days, unless the tenant pays all overdue rent and late charges before that 7-day period ends. If the tenant fails to pay the rent, the agreement term automatically terminates and the tenant will leave the residence and return the keys to the landlord.
 - C. Eviction for Dangerous Acts. If the tenant's actions pose an immediate threat to the health or safety of other residents or the landlord, or to the physical structure of the residence, then the agreement can be immediately terminated without prior warning.
 - D. Any legal fees incurred for eviction process will be charged to tenant and taken from the Security Deposit.
12. Notifying the Landlord or tenant. All notices are to be in writing and addressed properly and delivered to the correct resident or sent by mail. The effective date of a notice will be the day it is personally delivered to the residence, or if it is mailed, two days after the date it is postmarked.
13. Landlord shall dispose of all abandoned property in compliance with Maine's abandoned property statutes.
14. If Mobile Home is held by deposit and tenant opts not to move in, there will be a \$200 charge for holding the unit.

Tenant: Name (print) _____ Signature _____
 Phone (cell) _____ (work) _____ Valid Drivers' License/ID _____
 Emergency Contact Name and Phone Number _____
 Email Address _____

Mail Payments to Iron Mine, LLC, LLC PO Box 97, Hinckley, ME 04944

Managing Agents: Jo Roderick or Roland Pinette 207-509-9927

Move in date _____

SETTLEMENT STATEMENT

B. TYPE OF LOAN:
 1. FHA 2. FmHA 3. CONV. UNINS. 4. VA 5. CONV. INS.
 6. FILE NUMBER: 20-461T 7. LOAN NUMBER:
 8. MORTGAGE INS CASE NUMBER:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "I/POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.
 1.0 3/98 (IRON MINE, LLC.PFD/20-461T/7)

D. NAME AND ADDRESS OF BORROWER:
 Iron Mine, LLC
 P.O. Box 97
 Hinckley, ME 04944

E. NAME AND ADDRESS OF SELLER:

F. NAME AND ADDRESS OF LENDER:
 New Dimensions Federal Credit
 94 Silver Street
 Waterville, ME 04903

G. PROPERTY LOCATION:
 Iron Mine Mobile Home Park
 Gardiner, ME 04345
 Kennebec County, Maine

H. SETTLEMENT AGENT: 01-0477118
 Farris Law

I. SETTLEMENT DATE:
 September 17, 2020

PLACE OF SETTLEMENT
 6 Central Maine Crossing
 Gardiner, ME 04345

J. SUMMARY OF BORROWER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BORROWER:	
101. Contract Sales Price	
102. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	11,245.72
104. Loan Payoff to Maine Capital Group	524,895.03
105. 1st Half RE Taxes to City of Gardiner	3,225.66
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes	to
107. County Taxes	to
108. Assessments	to
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	539,366.41
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	
201. Deposit or earnest money	
202. Principal Amount of New Loan(s)	700,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes	to
211. County Taxes	to
212. Assessments	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BORROWER	700,000.00
300. CASH AT SETTLEMENT FROM/TO BORROWER:	
301. Gross Amount Due From Borrower (Line 120)	539,366.41
302. Less Amount Paid By/For Borrower (Line 220)	(700,000.00)
303. CASH (FROM) (X TO) BORROWER	160,633.59

K. SUMMARY OF SELLER'S TRANSACTION

400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/Town Taxes	to
407. County Taxes	to
408. Assessments	to
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff First Mortgage	
505. Payoff Second Mortgage	
506.	
507.	
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/Town Taxes	to
511. County Taxes	to
512. Assessments	to
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	
602. Less Reductions Due Seller (Line 520)	
603. CASH (TO) (FROM) SELLER	0.00

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower
 Iron Mine, LLC

BY: _____
 Jo Roderick
 Member

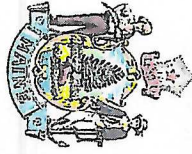
Seller

Division of Commission (line 700) as Follows:					PAID FROM BORROWERS FUNDS AT SETTLEMENT	PAID FROM SELLERS FUNDS AT SETTLEMENT
701. \$	to					
702. \$	to					
703. Commission Paid at Settlement						
704.	to					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN						
801. Loan Origination Fee	0.7143 %	to	New Dimensions Federal Credit			
802. Loan Discount	%	to			5,000.00	
803. Appraisal Fee		to	New Dimensions Federal Credit			
804. Flood Certification		to	New Dimensions Federal Credit		3,400.00	
805. Environmental Report		to	New Dimensions Federal Credit		15.00	
806. Commitment Deposit		to	New Dimensions Federal Credit		145.00	
807. Assumption Fee		to			-2,500.00	
808.						
809.						
810.						
811.						
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE						
901. Interest From	09/17/20	to	10/01/20	@ \$ 105.479450/day (14 days 5.5000%)		
902. Mortgage Insurance Premium for		months to				1,476.72
903. Hazard Insurance Premium for		1.0 years to				
904.						
905.						
1000. RESERVES DEPOSITED WITH LENDER						
1001. Hazard Insurance						
1002. Mortgage Insurance		months @ \$		per month		
1003. City/Town Taxes		months @ \$		per month		
1004. County Taxes		months @ \$		per month		
1005. Assessments		months @ \$		per month		
1006.		months @ \$		per month		
1007.		months @ \$		per month		
1008.		months @ \$		per month		
1100. TITLE CHARGES						
1101. Settlement or Closing Fee		to	Farris Law			
1102. Abstract or Title Search		to			400.00	
1103. Title Examination		to	Farris Law			
1104. Document Preparation		to	Farris Law		600.00	
1105. Document Preparation		to	Farris Law	Loan Documents	450.00	
1106. UCC Searches x2		to	Farris Law	Deed & RETTD	150.00	
1107. UCC-1 Filing @ SOS		to	Farris Law		100.00	
<i>(includes above item numbers:</i>						
1108. Title Insurance		to	First American Title Insurance Company)		1,050.00
<i>(includes above item numbers:</i>						
1109. Lender's Coverage	\$	700,000.00)		
1110. Owner's Coverage	\$			1,050.00		
1111.						
1112.						
1113.						
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES						
1201. Recording Fees: Deed \$	24.00	; Mortgage \$	48.00	; Releases \$		
1202. City/County Tax/Stamps: Deed						72.00
1203. State Tax/Stamps: Deed						
1204. Record Assign. of L and R		to	Kennebec County Register of Deeds			
1205. Record UCC-1		to	Kennebec County Register of Deeds		34.00	
1300. ADDITIONAL SETTLEMENT CHARGES						
1301. Survey		to	Dirigo Surveying			
1302. Pest Inspection		to			750.00	
1303. Courier / Wire Fees		to	Farris Law			
1304.					27.00	
1305.						
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)						11,245.72

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.

Farris Law
Settlement Agent



State of Maine
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
MANUFACTURED HOUSING BOARD

License Number MP7055

Be it known that

IRON MINE HILL TRAILER PARK
owned or operated by HOME DEALS OF MAINE, LLC
has qualified as required by Title 10 MRS Chapter 951 and is licensed as:
MANUFACTURED HOUSING COMMUNITY
located in GARDINER with 24 sites

ISSUE DATE
March 11, 2020

Anne L. Head
Commissioner

EXPIRATION DATE
March 31, 2021

TEM
Q



State of Maine

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
MANUFACTURED HOUSING BOARD

License Number MP7055

Be it known that

IRON MINE HILL TRAILER PARK

owned or operated by **HOME DEALS OF MAINE, LLC**
has qualified as required by Title 10 MRSA Chapter 951 and is
licensed as:

MANUFACTURED HOUSING COMMUNITY

located in **GARDINER** with 24 sites

ISSUE DATE
March 8, 2019

Anne L. Head
Commissioner

EXPIRATION DATE
March 31, 2020



State of Maine

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
MANUFACTURED HOUSING BOARD

License Number MP7055

Be it known that

IRON MINE HILL TRAILER PARK
owned or operated by **HOME DEALS, LLC**

has qualified as required by Title 10 MRSA Chapter 951 and is
licensed as:

MANUFACTURED HOUSING COMMUNITY

located in **GARDINER** with 24 sites

ISSUE DATE
February 2, 2018

Anne L. Head
Commissioner

EXPIRATION DATE
March 31, 2019

Regulatory Licensing & Permitting



DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
MANUFACTURED HOUSING BOARD

IRON MINE HILL TRAILER PARK

MANUFACTURED HOUSING COMMUNITY

License Number: MP7055
Status: [Active](#)
Expiration Date: 03/31/2021
Licensed By: Other

Street Location Address: OLD BRUNSWICK RD
GARDINER, ME 05345
Owner Address: PO BOX 97
HINCKLEY, ME 04944-0097
Owner Phone: +1 (207) 509-9927

History

License Type	Start Date	End Date
MANUFACTURED HOUSING COMMUNITY	07/26/2017	03/31/2021
*** NOT ACTIVE ***	04/01/2017	07/25/2017
MANUFACTURED HOUSING COMMUNITY	03/23/1999	03/31/2017
PRIOR HISTORY UNAVAILABLE		

Authority (2 records) [hide](#)

Description	Issue Date	Status
PUBLIC WATER SUPPLY	07/26/2017	Active
PUBLIC SEWER SYSTEM	07/26/2017	Active

Contacts (1 record) [hide](#)

Type	Contact
Community Manager	ROLAND PINETTE PO BOX 97 HINCKLEY, ME 04944-0097 Phone: +1 (207) 730-0158 Email:

Sites (1 record) [hide](#)

Description	Value
Number of Sites	24

License/Disciplinary Action

None.

GENERAL INFORMATION

Inspections (9 records) [hide](#)

Regulatory Licensing & Permitting



DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
MANUFACTURED HOUSING BOARD

IRON MINE HILL TRAILER PARK

MANUFACTURED HOUSING COMMUNITY

License Number: MP7055
Status: [Active](#)
Expiration Date: 03/31/2021
Licensed By: Other

Street Location Address: OLD BRUNSWICK RD
GARDINER, ME 05345
Owner Address: PO BOX 97
HINCKLEY, ME 04944-0097
Owner Phone: +1 (207) 509-9927

History

License Type	Start Date	End Date
MANUFACTURED HOUSING COMMUNITY	07/26/2017	03/31/2021
*** NOT ACTIVE ***	04/01/2017	07/25/2017
MANUFACTURED HOUSING COMMUNITY	03/23/1999	03/31/2017
PRIOR HISTORY UNAVAILABLE		

Authority (2 records) [hide](#)

Description	Issue Date	Status
PUBLIC WATER SUPPLY	07/26/2017	Active
PUBLIC SEWER SYSTEM	07/26/2017	Active

Contacts (1 record) [hide](#)

Type	Contact
Community Manager	ROLAND PINETTE PO BOX 97 HINCKLEY, ME 04944-0097 Phone: +1 (207) 730-0158 Email:

Sites (1 record) [hide](#)

Description	Value
Number of Sites	24

License/Disciplinary Action

None.

GENERAL INFORMATION

Inspections (9 records) [hide](#)



Janet T. Mills
Governor

STATE OF MAINE
DEPARTMENT OF PROFESSIONAL
AND FINANCIAL REGULATION
MANUFACTURED HOUSING BOARD
35 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0035

Anne L. Head
Commissioner

September 05, 2019

HOME DEALS OF MAINE, LLC
PO BOX 97
HINCKLEY, ME 04944-0097

Dear HOME DEALS OF MAINE, LLC:

Congratulations! A routine community inspection, as required by the Manufactured Housing Communities Rules, Chapter 860 (1), performed at **IRON MINE HILL TRAILER PARK** on 8/30/2019 found no violations.

On behalf of the Board and its staff, I would like to take the opportunity to express our appreciation for your diligence in keeping your manufactured housing community in compliance with Board rules.

Sincerely,

Robert LeClair

Robert LeClair
Executive Director

RL:hg

c: File

OFFICES LOCATED AT: 76 NORTHERN AVENUE, GARDINER, MAINE

PHONE: (207)624-8612

TTY users: call Maine Relay 711

FAX: (207)624-8637

EXECUTIVE DIRECTOR (207) 624-8678
ROBERT.V.LECLAIR@MAINE.GOV

**MANUFACTURED HOUSING BOARD****35 STATE HOUSE STATION, AUGUSTA, ME 04333-0035**Transaction Type: **Renew as an active Manufactured Housing Community** | License: **MP7055****Transaction Receipt****Transaction Details**

- Date of Transaction: **03/11/2020 01:30 PM**
- Transaction Number: **2327656-2399012**
- Applicant: **IRON MINE HILL TRAILER PARK**
- Transaction Type: **Renew as an active Manufactured Housing Community**
- License Type: **MANUFACTURED HOUSING COMMUNITY**
- License: **MP7055**
- Regulator:

**MANUFACTURED HOUSING BOARD
35 STATE HOUSE STATION, AUGUSTA, ME 04333-0035**

- Fee Paid:
Fees are nonrefundable.

COMMUNITY LICENSE: \$170.00**LATE FEE: \$0.00****Total: \$170.00****Fees are nonrefundable.****Renewal Instructions**

Please complete this application and submit online with your credit card payment. If you do not wish to pay by credit card, you may still use this online application, then print and mail the application with your check.

Please note that based upon your responses or information already on file, you may be requested to submit your application by mail.

Company Information

Please review the information below. If this information is incorrect, you may contact MANUFACTURED HOUSING BOARD for correction.

Name: **IRON MINE HILL TRAILER PARK****Community Location**

The State administers an Address Confidentiality Program (ACP) through the Secretary of State's office for victims of domestic violence, sexual assault and stalking. Details are available at <http://www.maine.gov/sos/acp>.

Physical Address

If one of the following address types exists or is added, it will be displayed on the State's Web Site: Mailing, Street Location. The Street Location address cannot be changed online for this type of license. To make a change, please contact the MANUFACTURED HOUSING BOARD directly.

Address: **OLD BRUNSWICK RD, GARDINER, ME 05345 US**Address Type: **Street Location**

Owner Information

Mail and emailed correspondence (including the license) will be sent to the owner's mailing address and email address shown below.

Name: **HOME DEALS OF MAINE, LLC**
Address: **PO BOX 97, HINCKLEY, ME 04944-0097 US**

Email Address: **homedealsoftmaine@gmail.com**

Is the owner contact information above accurate?: **Yes**

Water System

Type of Water System: **PUBLIC WATER SUPPLY**

Type of Water System: **PUBLIC SEWER SYSTEM**

Park Manager

Please enter the name of the Park Manager.: **JO Roderick**

Please enter the telephone number of the Park Manager.: **207-509-9927**

Site Information

Please review the information below. If this information is incorrect, you may contact MANUFACTURED HOUSING BOARD for correction.

Number of Sites: **24**

Attest & Agree

You cannot submit this request unless you attest to the accuracy of the information provided within this application.

I hereby certify that the information provided on this application is true and accurate to the best of my knowledge and belief.

Questions about this service? Contact MANUFACTURED HOUSING BOARD at: (207) 624-8612 or email: manuhousing.board@maine.gov

Credits



Copyright © 2019
All rights reserved.

Information

[Maine.gov](#)

[Site Policies](#)

[Contact technical support.](#)

Transaction Security

[Maine.gov](#)



STATE OF MAINE
 DEPARTMENT OF PROFESSIONAL
 AND FINANCIAL REGULATION
 OFFICE OF PROFESSIONAL AND OCCUPATIONAL
 REGULATION
COMPANY APPLICATION

APPLICANT INFORMATION (please print)

FULL LEGAL NAME Home Deals of Maine, LLC
 FEIN OR SSN 47-3578557
 PHYSICAL ADDRESS 10 Country Way
 CITY Winterville STATE Maine ZIP 04901 COUNTY Kennebec
 MAILING ADDRESS Po Box 97
 CITY Hockley STATE Me ZIP 04944 COUNTY Somerset
 PHONE # (207) 509-9927 FAX # (207) 666-0672 E-MAIL homedealsofmaine@gmail.com

By my signature, I hereby certify that the information provided on this application is true and accurate to the best of my knowledge and belief. By submitting this application, I affirm that the Office of Professional and Occupational Regulation will rely upon this information for issuance of my license and that this information is truthful and factual. I also understand that sanctions may be imposed including denial, fines, suspension or revocation of my license if this information is found to be false.

SIGNATURE _____ DATE _____

Maine Manufactured Housing Board
 Community License

<input type="checkbox"/>	NEW COMMUNITY (new license #)	<ul style="list-style-type: none"> \$50.00 plus \$5.00/per site Application fee \$100.00 (MP1422N)
<input checked="" type="checkbox"/>	NEW OWNERSHIP (use existing license #)	<ul style="list-style-type: none"> \$50.00 plus \$5.00/per site (MP1422O)
<input type="checkbox"/>	COMMUNITY EXPANSION (use existing license #)	<ul style="list-style-type: none"> \$5.00/per new site Application fee \$100.00 (MP1422X)

Office Use Only:
 MP43601422

Office Use Only:
 Check # _____
 Amount: \$ 170.00
 Cash # _____
 Lic. # _____
 Issue Date _____
 Exp. Date _____

PAYMENT OPTIONS:
 Make checks payable to "Maine State Treasurer" - If you wish to pay by Mastercard or Visa, fill out the following:

NAME OF CARDHOLDER (please print) _____
 I authorize the Department of Professional and Financial Regulation, Office of Professional and Occupational Regulation to charge my _____ the following amount: \$ _____
 VISA MASTERCARD
 I understand that fees are non-refundable

Card number: _____
 SIGNATURE _____ DATE _____
 Expiration Date _____ / _____

APPLICATION FOR A MANUFACTURED HOUSING COMMUNITY LICENSE

List Name(s) and addresses of Owner(s), Partners or Corporate Officers. Attach additional Sheet(s) if necessary.

If applicant is not an individual, certificate of good standing from the Secretary of State where the Applicant is registered.

NAME & ADDRESS OF OWNER(S)/PARTNERS/ CORPORATE OFFICERS		TELEPHONE NUMBER AND EMAIL ADDRESS
Name	Home Deals, LLC	207-509-9927
Address	PO Box 97 Hinckley, Me 04944	
Name		
Address		
Name		
Address		

COMMUNITY INFORMATION

Name of Community	Iron Mine Mobile Home Park	Number of Sites	24
Physical Address of Community	0 Brunswick Road Gardiner, Me 04345		
Municipality of Township	Gardiner	County	Kennebec
Name of Community Manager	Roland Pnette	Telephone Number	207-730-0158
Address	PO Box 97 Hinckley, Me 04344	Email Address	homedealsofmaine@yahoo.com
Name of Designated Water Operator (if other than manager)	City of Gardiner	Telephone Number	
Address		Email Address	

For New Ownership Only

List the name of the former owner, the name of the community under that owner, and license number: City of Gardiner, Iron Mine Mobile Home Park

For Community Expansion Only

Existing licensed sites _____ Expansion sites _____ Total number of sites _____

For New Communities and Community Expansions

1. How is the drinking water to be supplied to the site?

- Off-site Public Utility
- Community Water System
- Private Water System. List the number of wells currently in use _____. List the identification number of most recent analysis: _____. Attach the results of the most recent analysis.

2. How is the wastewater to be disposed of?

- Individual septic system
- Central on-site disposal with collection lines by applicant
- Off-site public utility

PLEASE READ THE STATEMENT BELOW AND SIGN AS YOUR TESTAMENT TO THE INFORMATION PROVIDED ON THIS APPLICATION

BY MY SIGNATURE, I AFFIRM THAT ALL INFORMATION PROVIDED IN CONNECTION WITH THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, WITH THE UNDERSTANDING THAT ANY OMISSIONS, INACCURACIES, OR FAILURE TO MAKE FULL DISCLOSURE MAY BE DEEMED SUFFICIENT REASON TO SUSPEND OR RECOMMEND REVOCATION OF A LICENSE ISSUED BY THE DEPARTMENT.

Signature of Applicant Roland Pinette Date 8/22/18

Printed Name and Title Roland Pinette Managing Member

Home Deals Of Maine, LLC
PO Box 97
Hinckley, ME 04944
207-616-3963

New Dimensions Federal Credit Union
52-8886/2112

005762

9.7.18

PAY TO THE
ORDER OF

Maine State Treasurer

one hundred twenty dollars ——— 00/100 \$ 110.00

DOLLARS

MEMO Gardiner Mobile Home Park
Community License

Jo Rodewick

⑈005762⑈ ⑆211288860⑆ 700120504175⑈

Home Deals Of Maine, LLC

005762

Home Deals Of Maine, LLC

110.00

005762

City of Gardiner, ME

6 Church Street, Gardiner, ME 04345
ph: (207) 582-4200

City Council Agenda 2018-07-18

**COUNCIL MEETING AGENDA
GARDINER CITY COUNCIL
WEDNESDAY, JULY 18, 2018
MEETING TIME 6:00 PM**

**EXECUTIVE SESSION SCHEDULED
FOR THE BEGINNING OF MEETING
IS CLOSED TO THE PUBLIC**

To watch this meeting's live [Streaming](#)

To listen to past meetings [ON DEMAND](#)

ROLL CALL

PETITIONS, PUBLIC HEARINGS (Public comment for anything not on agenda)

NEW BUSINESS

Executive Session per 1 M.R.S. §405 (6)(C): Discussion with Developers Collaborative regarding Options at 1, 24, and 59 Summer Street

Vote to accept a proposal to purchase the property located at 0 Old Brunswick Ave. This property includes the Iron Mine Trailer Park and a mobile home.

Public Hearing, Second Read and consideration of Land Use Ordinance changes to Signs

Johnson Hall is requesting placement of a Port a-pottie at Waterfront Park

Discussion of bids for sidewalk project

Consideration of Council Meeting Minutes

Consideration of Victualers License for "Sweet Carolynn's"

ADDENDUM - Vote to waive an engineer's opinion to rehabilitate 728 River Ave. and accept a bid of \$3,500 from John Donohoe for the property

ADDENDUM - City Proclamation for the Wall that Heals

CITY MANAGER REPORT

CITY COUNCIL REPORT

ADJOURN



Closing Extension – Sale of Property by City of Gardiner

CLOSING EXTENSION made this November 1, 2018, by and between City of Gardiner (hereinafter referred to as "City") and Home Deals of Maine LLC (hereinafter referred to as "Successful Bidder"). The Successful Bidder was the successful bidder for Iron Mine Hill Mill # 027, LD14 (the "Property") on July 18, 2018. By the terms of the "Invitation, Bid and Acceptance – Sale of Property by City of Gardiner," the Successful Bidder was required to close on the purchase of the Property by August 18, 2018. However, the Successful Bidder has requested the closing deadline be extended to December 31, 2018 so that he/she/it may work with former owner to obtain Out-claim. The City hereby agrees to extend the closing accordingly. In all other respects, the terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Closing Extension on the day, month, and year first above written.

Jo Rodenrick
(Bidder's signature)

Jo Rodenrick
(Type or Print Bidder's name)

(Bidder's signature)

(Type or Print Bidder's name)

Acceptance by the City of Gardiner:

(Signature)

(Type name & title of official)

The owner of Iron Mine Mobile Home Park, (referred to as the "Park" in these Rules), intends to maintain and operate this Park as an outstanding residential community. It is the purpose and intent of these Rules and Regulations to promote the character of the Park as a peaceful, attractive and enjoyable community for all residents, and to promote order, safety, and harmony in the Park, as well as setting forth the terms of the lot tenancy for each resident. The Park's management ("Management") strives to render prompt and efficient service and to provide all residents with an enjoyable lifestyle in quality surroundings.

Many of these Rules are common rules of etiquette designed to make the community more enjoyable for all residents, and to promote each resident's consideration of neighbors in the Park. Management hopes that tenants will take pride in the appearance of the Park and of their homes and lots, and will maintain them accordingly. Being able to provide personal care and attention to each tenant's lot is one of the many benefits of the unique lifestyle offered at the Park.

Each person (or persons) renting a lot in the Park is referred to as the "tenant" in this booklet. All of these Rules apply equally to tenants, their household members, including children, and to any guests, invitees or visitors. The tenant is responsible for any Rules violations by any of these individuals.

A. RIGHTS AND RESPONSIBILITIES

1. Equal Housing Opportunity

The Park complies with the 1988 U.S. Fair Housing Amendments Act and the Maine Human Rights Act, 5 MRS §4551, et seq., which make it illegal to discriminate against any person or persons because of race, color, religion, sex, sexual orientation, national origin, ancestry, familial status, or physical or mental disability, in regards to the sale, rental, security, maintenance, and/or management practices of mobile home parks.

2. Management Rights

Management shall have all of the rights set forth in the Maine Mobile Home Park Law (10 MRS Chapter 953), as well as all rights set forth in these Rules, and all other rights and abilities that are reasonably necessary to carry out Management's responsibilities, or that are reasonably necessary to enforce these Rules or to promote the peace and safety of the residents of the Park. Without limitation of the foregoing, Management reserves the right to inspect any lot or the exterior of any home in the Park at all reasonable hours.

3. Services Provided by Management

Roads will be plowed and treated by Management as may be necessary, subject to weather conditions and other matters outside the reasonable control of Management. Management is responsible for the reasonable and necessary removal or alteration of bushes or trees on each lot, and will have the right to enter on any lot and perform work related to those activities, at all reasonable times. Tenants must not trim or cut limbs

MANUFACTURED HOUSING BOARD
STATE OF MAINE

DEPARTMENT OF PROFESSIONAL & FINANCIAL REGULATION -
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION

Mailing Address: 35 State House Station, Augusta, Maine 04333 **Courier/Delivery address:** 76 Northern Avenue, Gardiner, Maine 04345

Phone: (207) 624-8612 Fax: (207) 624-8637 TTY users call Maine Relay 711 Web: www.maine.gov/professionallicensing

Frequently Asked Questions:

- **Where do I send my application?** Our mailing address is 35 State House Station, Augusta, Maine 04333-0035
- **Where are you located?** 76 Northern Avenue, Gardiner, Maine.
- **What hours are you open?** 8:00 AM to 5:00 PM weekdays
- **Can I come to Gardiner to drop off my application?** Yes. You will not leave with a license, though.
- **Can I come to Gardiner to pick up my license?** No. Your license will be mailed to you.
- **How long does it take to process an application?** You can check our website: www.maine.gov/professionallicensing. Your license will show up as PENDING at first; as soon as your status is ACTIVE you are authorized to practice.
- **How far back do I go answering the criminal question?** Any conviction, ever.

NOTICES

BACKGROUND CHECK: Pursuant to 5 M.R.S.A. §5301 - 5303, the State of Maine is granted the authority to take into consideration an applicant's criminal history record. The Office of Professional and Occupational Regulation requires a criminal history records check as part of the application process for all applicants.

PUBLIC RECORD: This application is a public record for purposes of the Maine Freedom of Access Law (1 MRSA §401 et seq). Public records must be made available to any person upon request. This application for licensure is a public record and information supplied as part of the application (other than social security number and credit card information) is public information. Other licensing records to which this information may later be transferred will also be considered public records. Names, license numbers and mailing addresses listed on or submitted as part of this application will be available to the public and may be posted on our website.

SOCIAL SECURITY NUMBER: The following statement is made pursuant to the Privacy Act of 1974. Disclosure of your Social Security Number is mandatory. Solicitation of your Social Security Number is solely for tax administration purposes, pursuant to 36 MRS §175 as authorized by the Tax Reform Act of 1975 (42 USC §405(c)(2)(C)(i)). Your Social Security Number will be disclosed to the State Tax Assessor or an authorized agent for use in determining filing obligations and tax liability pursuant to Title 36 of the Maine Revised Statutes. No further use will be made of your Social Security Number and it shall be treated as confidential tax information pursuant to 36 MRS §191.

Before you seal the envelope, did you:

- Complete every item on the application (incomplete applications may be returned)
- Sign and date your application
- Include correct amount (payable to Maine State Treasurer) or credit card information (plus signature)
- Make a copy of your application to keep for your records
- DO NOT SEND CASH.



Expanded COVID-19 Rent Relief Owner/Agent Agreement & Acknowledgement

Owner/Agent: Home Deals of Maine
Phone number: 207-509-9927
Mailing Address: PO Box 97
City: Hinkle State: Maine Email: homedeals of maine@gmail.com
Zip Code: 04944

Name of tenant applying for COVID-19 Rent Relief: Dave Quinney Unit #: 7 ("Tenant")
City: Waterville State: Maine Zip Code: 04901

1. Tenant rents a rental unit ("Tenant's Unit") from Owner/Agent located at: Rental Address: 15 Gray St.
Tenant pays monthly rent to Owner/Agent in the amount of \$ 850 per month. Consistent with Tenant's application, Owner/Agent agrees to apply \$ 850 (\$3,000 max) to Tenant's current and past due rent as follows: \$ _____ (\$1,000 max) for the month of _____; \$ _____ (\$1,000 max) for the month of September for the month of _____; and \$ _____ (\$1,000 max) for the month of _____.
Owner/Agent agrees not to evict Tenant's household for failure to pay full rent in any of these months.

Tenant's Unit is not rent or income restricted. Tenant is not assisted with a Section 8 voucher or other governmental rental assistance. Tenant's Unit and the property where Tenant's Unit is located was not financed by Maine State Housing Authority or any federal agency. Tenant's Unit is not part of a low-income housing tax credit financed property.

Owner/Agent agrees to accept no more than \$3,000 in aggregate COVID-19 Rent Relief Program payments for Tenant's Unit (not including any relief under MaineHousing's previous \$500 program).

- Owner/Agent is:
- submitting a W-9 with this Agreement and Acknowledgement or
 - previously submitted a W-9 to the Community Action Agency in connection with COVID-19 rent relief

Under penalties of perjury, the forgoing information is true and correct.

Agent is signing this Agreement and Acknowledgement by electronically completing the information below or by a wet signature.

Agent is an individual sign here:

9/15/20

Agent is an entity sign here:

Name: Jo Roderick

Entity Name: Home Deals of Maine
By: Jo Roderick
Printed Name: Jo Roderick
Its: _____



Expanded COVID-19 Rent Relief Owner/Agent Agreement & Acknowledgement

Owner/Agent: Home Deals of Maine
 Phone number: 207-509-9927
 Mailing Address: PO Box 97
 City: Hirckley State: Maine Email: homedeals of maine@gmail.com
 Zip Code: 04944

Name of tenant applying for COVID-19 Rent Relief: Dave Quinney Unit #: 7 ("Tenant")
 Rental Address: 15 Gray St. State: Maine Zip Code: 04901
 City: Waterville

1. Tenant rents a rental unit ("Tenant's Unit") from Owner/Agent located at: Rental Address: 15 Gray St. State: Maine Zip Code: 04901
 City: Waterville
 2. Tenant pays monthly rent to Owner/Agent in the amount of \$ 850 per month. Consistent with Tenant's application, Owner/Agent agrees to apply \$ 850 (\$3,000 max) to Tenant's current and past due rent as follows: \$ _____ (\$1,000 max) for the month of _____; \$ _____ (\$1,000 max) for the month of September for the month of _____; and \$ _____ (\$1,000 max) for the month of _____.
 Owner/Agent agrees not to evict Tenant's household for failure to pay full rent in any of these months.

Tenant's Unit is not rent or income restricted. Tenant is not assisted with a Section 8 voucher or other governmental rental assistance. Tenant's Unit and the property where Tenant's Unit is located was not financed by Maine State Housing Authority or any federal agency. Tenant's Unit is not part of a low-income housing tax credit financed property.

Owner/Agent agrees to accept no more than \$3,000 in aggregate COVID-19 Rent Relief Program payments for Tenant's Unit (not including any relief under MaineHousing's previous \$500 program).

Owner/Agent is: submitting a W-9 with this Agreement and Acknowledgement or previously submitted a W-9 to the Community Action Agency in connection with COVID-19 rent relief

Under penalties of perjury, the forgoing information is true and correct.

Agent is signing this Agreement and Acknowledgement by electronically completing the information below or by a wet signature.

Agent is an individual sign here: 9/15/20

Agent is an entity sign here:

Name: Jo Roderick
 Entity Name: Home Deals of Maine
 By: Jo Roderick
 Printed Name: Jo Roderick
 Its: _____

MUNICIPAL QUIT CLAIM DEED

CITY OF GARDINER, a body corporate and politic, located at 6 Church St, Gardiner, Kennebec County, Maine, for consideration paid, releases to **HOME DEALS OF MAINE, LLC** a Maine limited liability company with a principal place of business in Hinckley, Maine, with a mailing address of P.O. Box 97 Hinckley, Maine 04944 all right, title or interest of Grantor in said **Gardiner** in Lot 14 on Tax Map 27 of the City of Gardiner on file with the City of Gardiner as of April 1, 2013 which Grantor acquired under and by virtue of un-discharged sewer liens assessed against Arlene Williams-Quirion recorded in the Kennebec County Registry of Deeds more particularly described below, excepting and reserving all public easements or other public interests in the above-described parcel for roads, sewers, or other purposes:

Meaning and intending to release and hereby releasing any interest Grantor may have in the above-described property pursuant to said lien, except as reserved above. Also hereby releasing any interest Grantor may have in the above-described property pursuant to the following lien certificates:

- 1 Recorded in said Registry on November, 18, 2014 in Book 11853, Page 97;
2. Recorded in said Registry on April 23, 2015 in Book 11962, Page 7;
- 3 Recorded in said Registry on October 23, 2015 in Book 12141, Page 117; and
4. Recorded in said Registry on May 3, 2016 in Book 12282, Page 242.

ALSO RELEASING to Grantee any interest Grantor may have in in the 1977 Festival 14x66 mobile home, model #2662B, serial #220536 located on the above-described property.

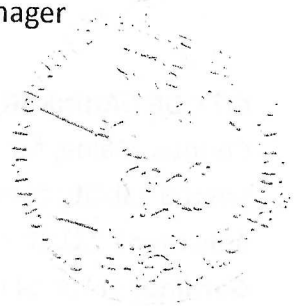
SUBJECT TO the following temporary covenant: Grantee, its successors and assigns, is prohibited from changing the use of the mobile home park for two (2) years from the date hereof. The foregoing covenant shall run with the land and be binding upon Grantee and its successors and assigns, and it is enforceable by tenants of the mobile home park. This covenant is pursuant to 10 M.R.S.A. §9094-A.

IN WITNESS WHEREOF, the City of Gardiner has caused this instrument to be signed and sealed by Christine M. Landes City Manager, duly authorized this 21, day of August, 2018

Christine M Landes

Christine Landes, City Manager

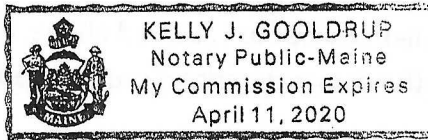
City of Gardiner



STATE OF MAINE
KENNEBEC COUNTY, ss.

Personally appeared the above-named Christine Landes, City Manager of the City of Gardiner, and acknowledged before me the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said body corporate and politic.

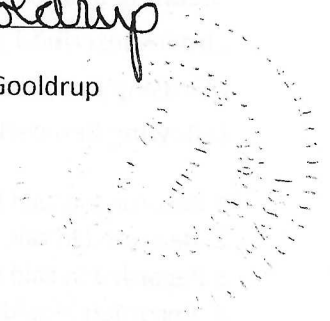
Before me,



Kelly J Gooldrup
Notary Public

Printed Name: Kelly Gooldrup

Seal (if any):



Invitation, Bid and Acceptance – Sale of Property by the City of Gardiner

Page 3:

- 5. Title.** The City, in selling the property, is conducting a sale due to the unpaid taxes or sewer rates. The property is sold AS IS and WHERE IS, with all existing defects and without any warranties of any kind, even as to fitness for a particular purpose, habitability or merchantability. All bidders are invited to inspect the property and the public records prior to making a bid. No warranties, guaranties or representations of any kind are made, and all warranties are disclaimed with respect to any improvements located on the property, including improvements located underground, the location and/or boundaries of the property or improvements thereon, title to the property, environmental compliance, or its compliance with any applicable zoning or land use regulations, law or ordinances. Bidders assume responsibility and expense for any title search, title examination or title insurance. **THE SUCCESSFUL BIDDER WILL ASSUME RISK OF ANY DEFECTS, AND EACH BIDDER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE AMOUNT BID REFLECTS THE "AS IS, WHERE IS" CONDITION OF THE PROPERTY AND THE ASSUMPTION OF ALL RISKS RELATING TO UNDISCLOSED DEFECTS. EACH BIDDER FURTHER ACKNOWLEDGES AND AGREES THAT SUCH BIDDER IN NO WAY RELIES UPON REPRESENTATIONS MADE BY THE CITY OF GARDINER OR ITS REPRESENTATIVES AND AGENTS.**
- 6. Abstracts or Title Evidence.** The City will not furnish any abstracts of title and/or title evidence regarding the property being sold; but the bidder may examine the municipal tax and sewer records pertaining thereto at the bidder's expense.
- 7. Property Condition and Clean Up.** The successful bidder agrees, upon acceptance of the property, to clear the property of all debris and bring it up to code specifications within 30 days of the date of sale. The City makes no assurances, warranties, or guarantees, either expressed or implied, of the condition, habitability, development, or future use of this property. The City specifically disclaims, and the successful bidder acknowledges that the City shall not be responsible for or obligated now or at any time in the future to, protect, exonerate, defend, indemnify or save the successful bidder or its successors or assigns, harmless from and against any loss, damage, cost, expense, clean-up, or liability, including, but not limited to, attorney's fees and court costs, and including, but not limited to such loss, damage, cost, expense or liability, based on personal injury, death, loss or damage to property suffered or incurred by any person, corporation or other legal entity, which may arise out of the presence of any such hazardous or toxic waste, substance, matter or material on the property.
- 8. Acceptance or Rejection of Bids.** The City may accept any bid or reject any or all bids and may waive any defects therein.
- 9. Default.** If the successful bidder should fail to comply with any or all of the terms or conditions hereof, the City may retain the deposit and terminate the contemplated sale, at its option, by notice in writing sent to the bidder at the address shown in Section II, by depositing such notice in the U.S. Post Office, postage prepaid. Acceptance of this bid is not valid until duly signed by an authorized official of the City of Gardiner. The successful bidder whose deposit is retained under this paragraph will also be responsible for any and all consequential damages and additional costs, deficiencies, expenses and losses suffered as a result of successful bidder's failure to perform, including without limitation, reasonable attorney's fees. The successful bidder's commitment will not be contingent upon securing financing or upon any other condition; the successful bidder's deposit will not be refunded due to an inability to obtain financing or any other failure by successful bidder to perform.
- 10. Representation Regarding Property.** Representations or statements regarding the property made by any representative of the City shall not be binding on the City or considered as grounds for any claim for adjustment in or rescission of any resulting contract. The purchaser expressly waives any claim for adjustment or rescission based upon any representation or statement not expressly included herein.

Invitation, Bid and Acceptance – Sale of Property by the City of Gardiner

Page 2:

Section IV – Conditions of Bid

1. **Bid Deposit.** All bids must be accompanied by a check drawn on a local financial institution, certified cashier's check or postal money order, payable to the City of Gardiner, in an amount not less than ten percent (10%) of the bid price, to be included as a deposit on the bid. Failure to submit a deposit shall cause the bid to be automatically rejected. The deposit of the successful bidder will be applied to the purchase price upon the City's acceptance. Deposits of unsuccessful bidders will be returned or refunded. The City may retain any or all deposits until a final acceptance is made.
2. **Bid Modification.** Any sealed bids may be modified or withdrawn by written request received by the City prior to the time fixed for receiving bids. Negligence of the bidder in preparing the bid confers no right to withdraw the bid after the time of submission in the case of bids made in writing in conjunction with negotiated sales or submission of the highest acceptable bid at a public sale.
3. **Payment.** Payment in full shall be required from any successful bidder within thirty (30) calendar days following the date when the bid is accepted. Should the bidder fail to pay the full balance, the municipality shall retain the bid price deposit and title to the property and, thereafter, negotiate a sale of the property with any and/or all unsuccessful bidders. Payment shall be made by certified cashier's check or postal money order, payable to the City of Gardiner. Any and all real estate transfer taxes shall be paid by the successful bidder.
4. **Deed.** Within sixty (60) days after payment in full of the bid amount, the City will deliver to the successful bidder a *Municipal Quitclaim Deed*, in accordance with the Short Form Deeds Act, 33 M.R.S.A. §761, subject to the following items:
 - a. Any and all municipal, state, or federal laws, regulations, and ordinances including, without limitations, permits and approvals heretofore issued by any federal, state, or municipal government authority (compliance with, application for the transfer of any such permits, or approvals shall be the sole responsibility of the successful bidder.
 - b. Any and all public easements or other public interests in the above-described parcel for roads, sewers, or other purposes and governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions.
 - c. Any condition which a physical examination or adequate survey of the property might reveal.
 - d. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and which may or may not be shown by the public records.
 - e. The rights of tenants and persons in possession, if any.
 - f. All outstanding municipal fees and charges, including water and sewer and municipal taxes, including those which constitute liens encumbering the property. Provided, however, before closing the City of Gardiner shall discharge the sewer and municipal liens assessed against the property as of the date of the sale to the successful bidder.
 - g. A covenant, enforceable by both the City and, pursuant to 10 M.R.S.A. §9094-A, the tenants of the mobile home park known as Tax Map 027, Lot 014, that forbids the purchaser from changing the use of the mobile home park for 2 years after the transfer. The City, a mobile home owner, group of mobile home owners or a mobile homeowners' association aggrieved by a violation of this covenant may bring an action in Superior Court against the violator for injunctive relief, damages and attorney's fees.

Invitation, Bid and Acceptance - Sale of Property by City of Gardiner

Section I - Invitation for Bids

Sealed bids are to be made on this form and are for the property known as (1) City of Gardiner Tax Map 027 Lot 014, together with any improvements thereon, being located at 0 Old Brunswick Road, Gardiner, Maine, and (2) 1977 Festival 14x66 mobile home, model #2662B with serial #220536 (collectively, the "property"). The City is selling any interest it may have in the property acquired under and by virtue of undischarged tax and sewer liens. The City is selling both Tax Map 027 Lot 014 and the mobile home together. Tax Map 027, Lot 014 is a mobile home park and must remain a mobile home park for two years from closing, and expressly does not include the encircled lot on the attached plan.

The bids are subject to all conditions stated in Section IV - (Conditions of Bid) attached hereto and made a part hereof. Sealed bids will be received by the Gardiner City Hall, at 6 Church Street, Gardiner, Maine, 04345, until 2:00pm on Monday, July 2, 2018, at which time all bids will be opened. A decision will be made by the City Council at the council meeting on Wednesday, July 18, 2018 at 6:00pm.

All bids must be submitted in a sealed envelope clearly marked "T.A.P. Bid - Tax Map 027 Lot 014" on the envelope. Bids must be mailed or delivered in sufficient time to reach the above address prior to the time specified above. Bids not submitted in accordance with these instructions will not be considered.

Section II - Bid

MINIMUM BID: \$82,300

Improvements
Amount of Bid (in U. S. currency) \$ 95,600.⁰⁰
Amount of Deposit (10% or more) \$ 9560.⁰⁰

The undersigned bidder offers to purchase from the City of Gardiner, herein referred to as the City, the above property with full knowledge of the bid conditions enumerated in Section IV. The City of Gardiner will notify all bidders within thirty (30) days after the date specified above in Section 1, by mail or otherwise delivered to the bidder, whether or not their bid was successful.

[Signature]
(Bidder's signature) Manager
Home Deals of Maine, LLC

Jo Roderick, Manager HDM, LLC
(Type or Print Bidder's name) LLC

PO Box 97
(Street/Mailing address)

Hickley, Me. 04944
(City/Town/State/Zip)

207-710-4777
(Telephone number)

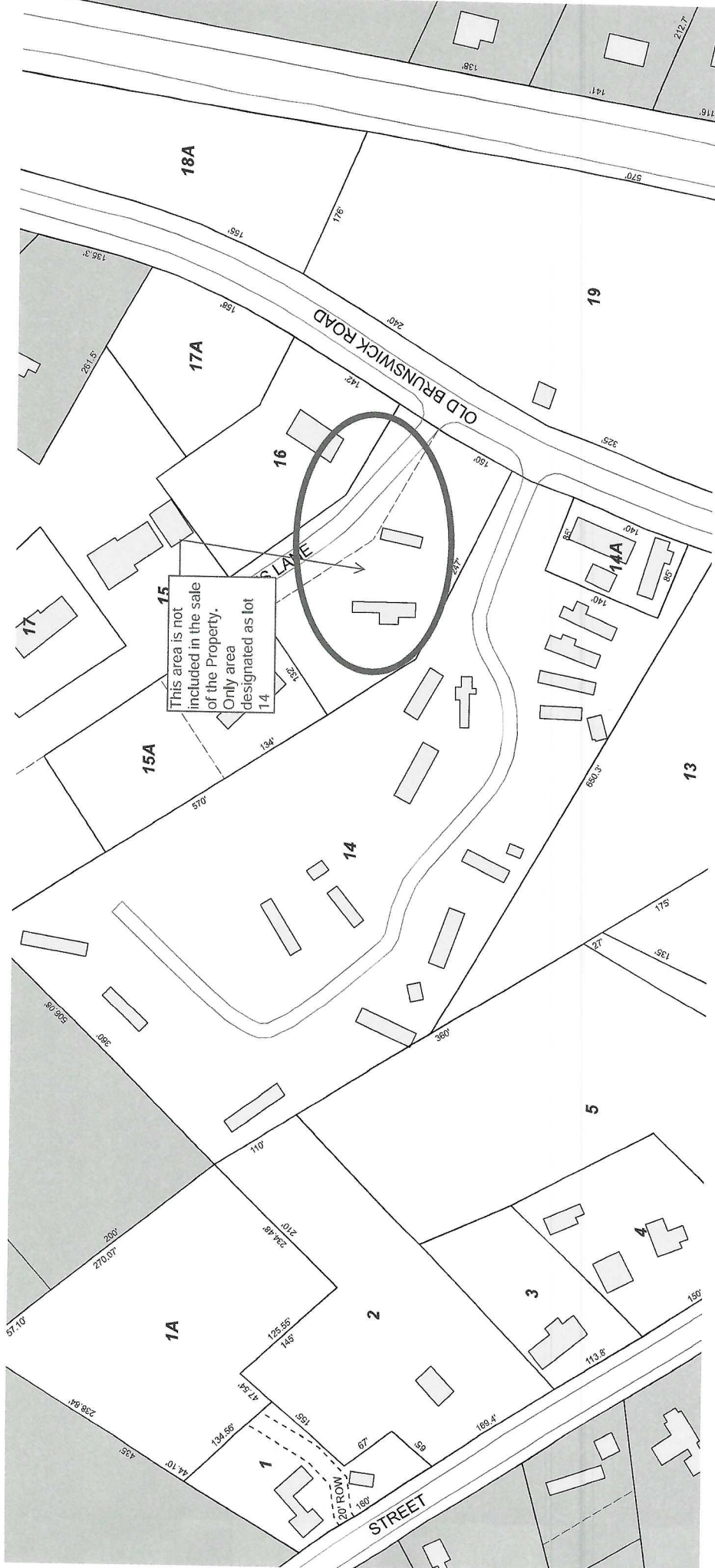
6-29-18
(Date)

Section III - Acceptance by the City of Gardiner

Christine M Landes
(Signature)

CHRISTINE M. LANDES
(Type name & title of official) CITY MANAGER

7/18/18
(Date of acceptance)



This area is not included in the sale of the Property. Only area designated as lot 14

OLD BRUNSWICK ROAD

STREET

18A

17A

19

16

15

14A

15A

14

13

1A

2

5

4

3

1

RECEIPT

DATE June 29, 2018 No. **774301**

RECEIVED FROM Homedeals of Maine \$ _____

Bid for PAP map 017 _____ DOLLARS

FOR RENT
 FOR @ 50 per Parcel Lot 014

ACCOUNT	
PAYMENT	
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM H. Curlee TO _____
BY _____

MUNICIPAL QUIT CLAIM DEED

CITY OF GARDINER, a body corporate and politic, located at 6 Church St, Gardiner, Kennebec County, Maine, for consideration paid, releases to **HOME DEALS OF MAINE, LLC** a Maine limited liability company with a principal place of business in Hinckley, Maine, with a mailing address of P.O. Box 97 Hinckley, Maine 04944 all right, title or interest of Grantor in said **Gardiner** in Lot 14 on Tax Map 27 of the City of Gardiner on file with the City of Gardiner as of April 1, 2013 which Grantor acquired under and by virtue of un-discharged sewer liens assessed against Arlene Williams-Quirion recorded in the Kennebec County Registry of Deeds more particularly described below, excepting and reserving all public easements or other public interests in the above-described parcel for roads, sewers, or other purposes:

Meaning and intending to release and hereby releasing any interest Grantor may have in the above-described property pursuant to said lien, except as reserved above. Also hereby releasing any interest Grantor may have in the above-described property pursuant to the following lien certificates:

- 1 Recorded in said Registry on November, 18, 2014 in Book 11853, Page 97;
2. Recorded in said Registry on April 23, 2015 in Book 11962, Page 7;
- 3 Recorded in said Registry on October 23, 2015 in Book 12141, Page 117; and
4. Recorded in said Registry on May 3, 2016 in Book 12282, Page 242.

ALSO RELEASING to Grantee any interest Grantor may have in in the 1977 Festival 14x66 mobile home, model #2662B, serial #220536 located on the above-described property.

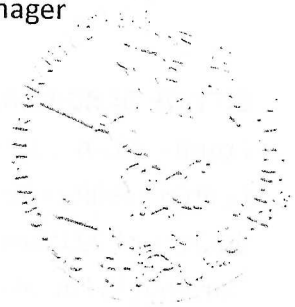
SUBJECT TO the following temporary covenant: Grantee, its successors and assigns, is prohibited from changing the use of the mobile home park for two (2) years from the date hereof. The foregoing covenant shall run with the land and be binding upon Grantee and its successors and assigns, and it is enforceable by tenants of the mobile home park. This covenant is pursuant to 10 M.R.S.A. §9094-A.

IN WITNESS WHEREOF, the City of Gardiner has caused this instrument to be signed and sealed by Christine M. Landes City Manager, duly authorized this 21, day of August, 2018

Christine M Landes

Christine Landes, City Manager

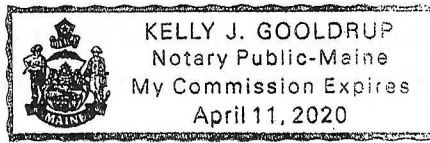
City of Gardiner



STATE OF MAINE
KENNEBEC COUNTY, ss.

Personally appeared the above-named Christine Landes, City Manager of the City of Gardiner, and acknowledged before me the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said body corporate and politic.

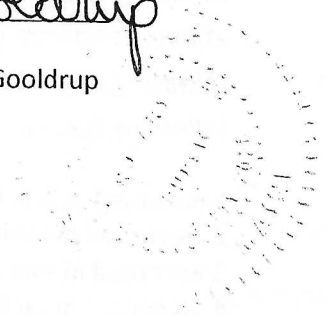
Before me,



Kelly J Gooldrup
Notary Public

Printed Name: Kelly Gooldrup

Seal (if any):





EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
9/14/2020

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Legacy Risk Solutions, LLC 434 Green Street, NE Gainesville, GA 30501		PHONE (A/C, No, Ext): (770) 297-4849	COMPANY Northfield Insurance Company	
FAX (A/C, No): (770) 287-8114	E-MAIL ADDRESS: pglover@nortoninsurance.com			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #: HOMEDEA-02				
INSURED Home Deals LLC; Iron Mine LLC PO Box 97 Hinckley, ME 04944		LOAN NUMBER	POLICY NUMBER WS416426	
		EFFECTIVE DATE 4/10/2020	EXPIRATION DATE 4/10/2021	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION
 Loc # 1, Bldg # 1, 6 Iron Mine Hill Rd, Gardiner, ME 04345, 1977 Festival 14x60 2662B #220536
 Loc # 2, Bldg # 1, 11 Iron Mine Hill Rd, Gardiner, ME 04345, 1989 14x76 Imperial IH 9003149 227
 Loc # 3, Bldg # 1, 21 Iron Mine Hill Rd, Gardiner, ME 04345, 1988 14x80 Holly NTA-142346
 Loc # 4, Bldg # 1, 23 Iron Mine Hill Rd, Gardiner, ME 04345, 1990 14x80 Fairmount ES Diplomat MY91783318143BFB2BA1990 14x80 Fairmount ES Dipl
 Loc # 5, Bldg # 1, 29 Iron Mine Hill Rd, Gardiner, ME 04345, 1989 14x70 EE793797
 SEE ATTACHED ACORD 101

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	PERILS INSURED				AMOUNT OF INSURANCE	DEDUCTIBLE
	<input checked="" type="checkbox"/> BASIC	<input type="checkbox"/> BROAD	<input type="checkbox"/> SPECIAL	<input type="checkbox"/>		
Loc # 1, Bldg # 1 Building, Basic, Actual Cash Value				\$22,000	1,000	
Loc # 2, Bldg # 1 Building, Basic, Actual Cash Value				\$25,000	1,000	
Loc # 3, Bldg # 1 Building, Basic, Actual Cash Value				\$27,000	1,000	
Loc # 4, Bldg # 1 Building, Basic, Actual Cash Value				\$24,000	1,000	
Loc # 5, Bldg # 1 Building, Basic, Actual Cash Value				\$20,000	1,000	
Loc # 6, Bldg # 1 Building, Basic, Actual Cash Value				\$22,000	1,000	
SEE ATTACHED ACORD 101						

REMARKS (Including Special Conditions)

REMARKS (Including Special Conditions)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS New Dimensions FCU 94 Silver Street Waterville, ME 04901	<input checked="" type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input checked="" type="checkbox"/> LOSS PAYEE
	<input checked="" type="checkbox"/> MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE 			

**ADDITIONAL REMARKS SCHEDULE**

AGENCY Legacy Risk Solutions, LLC		NAMED INSURED Home Deals LLC; Iron Mine LLC	
POLICY NUMBER WS416426		PO Box 97 Hinckley, ME 04944	
CARRIER Northfield Insurance Company	NAIC CODE 27987	EFFECTIVE DATE: 04/10/2020	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 27 FORM TITLE: EVIDENCE OF PROPERTY INSURANCE

Locations:

Loc # 6, Bldg # 1, 24 Iron Mine Hill Rd, Gardiner, ME 04345, 1995 14x70 Fleetwood Radco
 Loc # 7, Bldg # 1, 30 Iron Mine Hill Rd, Gardiner, ME 04345, 1983 14x60 Newport Delux 279018
 Loc # 8, Bldg # 1, 10 Iron Mine Hill Rd, Gardiner, ME 04345, 1980 14x60 Oxford #ZA3211011
 Loc # 9, Bldg # 1, 12 Iron Mine Hill Rd, Gardiner, ME 04345, 1992 14x78 Oxford #AP890452
 Loc # 10, Bldg # 1, 18 Iron Mine Rd, Gardiner, ME 04345, 1986 14x70 Ritz Craft #101684-5306

Coverage Information:

Loc # 7, Bldg # 1
 Building, Basic, Actual Cash Value, Amount of Insurance: \$22,000, Deductible: 1,000
 Loc # 8, Bldg # 1
 Building, Basic, Actual Cash Value, Amount of Insurance: \$23,000, Deductible: 1,000
 Loc # 9, Bldg # 1
 Building, Basic, Actual Cash Value, Amount of Insurance: \$25,000, Deductible: 1,000
 Loc # 10, Bldg # 1
 Building, Basic, Actual Cash Value, Amount of Insurance: \$23,000, Deductible: 1,000



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
4/23/2020

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Real Protect LLC 434 Green Street, NE Gainesville, GA 30501		PHONE (A/C, No, Ext): (800) 579-0652	COMPANY Northfield Insurance Company	
FAX (A/C, No): (770) 287-8114	E-MAIL ADDRESS: service@realprotect.com			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #: HOMEDEA-02		LOAN NUMBER		POLICY NUMBER WS416457
INSURED Home Deals of Maine LLC PO Box 97 Hinckley, ME 04944		EFFECTIVE DATE 4/22/2020	EXPIRATION DATE 4/22/2021	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION
Loc # 1, Bldg # 1, 43 Old Brunswick Rd, Gardiner, ME 04345, Triplex

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION	PERILS INSURED				AMOUNT OF INSURANCE	DEDUCTIBLE
	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL			
	COVERAGE / PERILS / FORMS					
Each Occurrence Limit						
General Aggregate Limit				\$1,000,000		
Products & Completed Operations Aggregate Limit				\$2,000,000		
Personal and Advertising Injury Limit				\$2,000,000		
Damage to Rented Premises Limit				\$1,000,000		
Medical Expenses - per person Limit				\$100,000		
Loc # 1, Bldg # 1				\$5,000		
Building, Special Excluding Theft				\$406,895		1,000
Business Income with Extra Expense and Rental Value, Special Excluding Theft				\$36,000		1,000

REMARKS (Including Special Conditions)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS Arlene N. Quirion 51 Mattson Heights Gardiner, ME 04345	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	LOSS PAYEE
	<input checked="" type="checkbox"/> MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE <i>Chris Jones</i>			

Item R

Land use to include fruit trees, high bush blueberries, perennial shrubs, and plants. Arborvitae trees (cedar trees) are being planted as buffers. Sod and hydroseeding throughout the park.

Repaving the existing roads and all driveways in Spring/Summer 2021.

D.R Struck Landscape Nursery
Route 202 Box 2215
P.O. Box 176 Winthrop, Maine 04364
207-395-4112

Proposal for Roland Pinette and Jo Roderick

Plants installed on Williams Lane

1. Installation of 6' Macintosh apple tree \$199.00 each
2. Installation of 6' Pear tree \$ 199.00 each

Note: In order to get good fruit production, we should plant 2 different varieties of fruit trees. Perhaps Cortland apple if you like. The pears could be Bartlett and Summercrisp.

3. Twenty-six 6' Emerald Green Arborvitae installed 4' apart with individual; mulch rings in a 100' line and then blueberries installed in a 40x3 "bed with mulch.

Plants installed on Iron Mine Hill Rd

1. Installation of 6' Macintosh apple tree \$199.00 each
2. Installation of 6' Pear tree \$ 199.00 each
3. Twenty-six 6' Emerald Green Arborvitae installed with individual; mulch rings in a 120' area with options of distance between trees.
 - Installed 4' on center -31 trees installed \$9,080.00
 - Installed 6' on center -21 trees installed \$6,280.00
4. Twenty-six 6' Emerald Green Arborvitae installed with individual; mulch rings in a 50' area with options of distance between trees.
 - Installed 4' on center -12 trees installed \$3,760.00
 - Installed 6' on center -9 trees installed \$2,920.00
5. Ten blueberries installed in 40x3' bed with mulch \$750.00

Total \$27,566

All plants include fertilizer and mulch as noted.

Plants are guaranteed one full year from installation.

These plants will need daily watering for the first 3 weeks from installation in order for them to thrive and flourish.

Respectfully submitted,

David R. Struck

President

Robin M. Struck

Vice President, CFO

Littlefield's Construction, LLC
 46 Hanscom Road
 Benton, Maine 04901

Estimate

Date
8/3/2020

Name/Address

Jo Roderick
 10 Country Way, Waterville ME

Project			
Description	Qty	Rate	Total
Iron Mine Mobile Home park Paving of existing roadway with 1.25" compacted of hot bituminous asphalt (20'x1,280') Paving of 12 driveways with 1.25" compacted of hot bituminous asphalt (each driveway to be (20'x20') 13 driveways are dirt (each driveway to be 20'x20') 2.0" compacted of 12.5mm End of roadway (12'x120') 2.0" compacted of 19mm hot bituminous asphalt.	350	145.00	50,750.00
		Total	\$50,750.00

Thank you

Phone #
2073146112

E-mail
lukasleroy.littlefield@gmail.com

Item S

Iron Mine LLC will maintain snow removal, common area mowing and road maintenance as we have done these last two years.

**YE OLDE ENGLISH
PLOWING/SANDING/GROUNDS**

Wayne and Kristy Alexander
495 Brunswick Road
Richmond, Maine 04357
Phone: (207) 242-5308
Email: fishchips3@yahoo.com

Hello there my name is Wayne Alexander owner of Ye Olde English in Richmond. I have been plowing personal and commercial properties in the Richmond/Gardiner/Dresden areas for over 16 plus years. I am writing this letter as for the acceptance in winning the bid for the plowing and sanding/salting of the Gardiner Iron Mine Trailer Park property. Please take a moment and review the specs for my bid for the 2020/2021 season.

Please feel free to contact me if you have any questions or concerns, I will gladly help in the best way I can.

The property in question for the plowing and sanding is as followed:
Iron Mine Trailer Park.....Iron Mine Hill Gardiner, Maine 04345
PO Box 97 Hinckley, Maine 04944

Bid for the 2020/2021 Season: \$4,350.00 including plowing and sanding every storm.

The agreed contract total shall be divided into 2 payments due on the 1st of month as followed:

1. November 1st..... \$2,175.00
2. January 1st.....\$2,175.00

The above bid will include the following duties:

- A) Monitoring of grounds at the above property during and after weather hits.
- B) Clearing of snow or ice during each storm.
- C) Plowing and sand/salt after each storm.

Also with the acceptance of my bid and approval, I will show proof of full coverage commercial insurance. **NOTIFICATION OF ACCEPTANCE NEEDS TO BE ACKNOWLEDGED BY OCTOBER 15th and FIRST PAYMENT DUE NOVEMBER 1st.**

Sincerely, Wayne Alexander

Thank you for your time, and please do not hesitate to phone me for anything that I can help with. The above cell number is where I can be reached 24 hours a day. Thanks again and hope to see you all very soon.

This 2020/2021 contract will be signed by both parties by 10/15/20

Wayne Alexander: Wayne Alexander

Iron Mine Trailer Park Rep: [Signature]

Dated: 9/17/20



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/17/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Gosline-Murchie Agency 10 Old Brunswick Road Gardiner ME 04345		CONTACT NAME: Brianna Thibodeau PHONE (A/C, No, Ext): (207) 582-4120 E-MAIL ADDRESS: BThibodeau@gosline-murchie.com FAX (A/C, No): (207) 582-8257	
INSURED Kristy Alexander, DBA: Ye Olde English Fish & Chips 495 Brunswick Rd Richmond ME 04357		INSURER(S) AFFORDING COVERAGE INSURER A: S & H Underwriters, Inc. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 19-20 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CPP871067	11/07/2019	11/07/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Snow and ice removal

CERTIFICATE HOLDER

Insured Copy

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Jo Roderick <homedealsofmaine@gmail.com>

Iron Mine Plow Contract

3 messages

Jo Roderick <homedealsofmaine@gmail.com>
To: fishchips3@yahoo.com

Mon, Sep 14, 2020 at 3:47 PM

Hi Wayne
We have reviewed your bid and agree to the terms can you send us an official contract?
Thanks
Erron
Office Manager

Wayne alexander <fishchips3@yahoo.com>
Reply-To: "fishchips3@yahoo.com" <fishchips3@yahoo.com>
To: "homedealsofmaine@gmail.com" <homedealsofmaine@gmail.com>

Mon, Sep 14, 2020 at 8:27 PM

Okay will mail out with info this week.

Thank you

[Sent from Yahoo Mail on Android](#)

[Quoted text hidden]

Jo Roderick <homedealsofmaine@gmail.com>
To: "fishchips3@yahoo.com" <fishchips3@yahoo.com>

Tue, Sep 15, 2020 at 4:08 PM

Thank you-Jo

Smiles and Blessings

On Sep 14, 2020, at 8:28 PM, Wayne alexander <fishchips3@yahoo.com> wrote:

Okay will mail out with info this week.
[Quoted text hidden]