

**Planning Board Meeting
September 10, 2019 – 7:00 PM
Town Office Conference Room**



Meeting Materials

**Planning Board
Tuesday, September 10, 2019
7:00 PM – Town Office Conference Room**

CALL TO ORDER

MINUTES

August 27, 2019

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

Sketch Plan Review – Frank and Joy Lowe – 425 Maine Street – Map 6 Lot 47C

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
August 27, 2019
Approved on _____, 2019

CALL TO ORDER – Chairperson Porter called the meeting to order at 7:00pm with Members Cheryl Skilling, Stephanie Floyd, George Greenwood, Alternate Member Jimmy Walker, CEO Scott Neal, and Sarah Merrill present. Alternate Member Walker is a voting member for this meeting. Member Mark Weinberg is absent with notice.

MINUTES – August 13, 2019 – Member Greenwood moved to approve the minutes. Member Floyd seconded the motion. Discussion: None Vote: 5-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – Minor Subdivision Application – Cheryl Skilling and Wayne Verrill – Wild Turkey Way – Map 9 Lot 28 Sub-lots 2B and 3

The Board went over all the documents they had requested at the 8/13/2019 meeting and everything was in order.

Member Greenwood moved to approve the checklist as complete. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no 1-abstained
To avoid any conflict of interest Member Skilling abstained from the vote. Alternate Member Walker was a voting member for this application.

Member Greenwood moved to approve the Minor Subdivision Application with the following conditions: the phosphorous and wetlands requirements are waived, the public hearing is waived, and the site walk is waived. Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no 1-abstained
To avoid any conflict of interest Member Skilling abstained from the vote. Alternate Member Walker was a voting member for this application.

Findings of Fact and Conclusions of Law for:

Formal Shoreland Zoning Application – David and Mary Eshelman
– 83 Chickadee Lane – Map 37 Lot 3

Member Greenwood moved to approve the Findings of Fact. Member Floyd seconded the motion. Discussion: None Vote: 5-yes 0-no

ANY OTHER BUSINESS – Joy and Mike Lowe – came in to introduce themselves to the Board and talk a little bit about the business they are working on opening.

POLAND PLANNING BOARD
MINUTES OF MEETING
August 27, 2019
Approved on _____, 2019

CEO Neal – talked to the Board about the water tower in the mobile home park on Poland Corner Road. They would like to increase the height of the tower and move it further from the road. The Board considers this to be a minor change to the approved site plan. They will need to submit new plans showing the new height and distance from the road to be signed by the Board.

ADJOURN – Member Floyd moved to adjourn the meeting @ 7:40 pm. Member Greenwood seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

Planning Board

James Porter, Chairperson

George Greenwood, Member

Mark Weinberg, Secretary

Stephane Floyd, Vice Chairperson

Cheryl Skilling, Member

James Walker, Alternate Member



Town of Poland, Maine Planning Board

Sketch Plan Review

Instructions:

1. Read every part of this document. Failure to follow requirements can and will delay the Planning Board's decisions.
2. Fill out the forms on pages 1 and 5. Obtain or get copies of information as required by the application on these pages.
 - a. The CEO can generate a map of the general location of your project if you cannot find a topographic map.
 - b. Words in italics contain important instructions. Please follow them.
3. Use the "Submission Checklist" on page 3 to make sure submission requirements are met.
 - a. The checklist is a summary of the standard requirements in Section 509.4 of the Comprehensive Land Use Code.
 - b. The actual Code wording may be found on-line at www.polandtownoffice.org. Go to the "Code Enforcement" page and then select "Services".
 - c. Hardcopies are available at the town office.
 - d. Make sure all waiver requests have a written statement for each request. Check with the Code Enforcement Office to make sure items stated as "On File" are indeed in the town office.
 - e. Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are answered.
4. Make the necessary copies of pages 1 through 4 of the application and all information requested (see item 5 below).
5. **NUMBER OF COPIES OF THE APPLICATION AND DUE DATE**
 - a. A total of at least ten (10) copies and 1 PDF copy (either cd or usb) of the plans are needed. (**Don't forget to make a copy for yourself**) The Code Enforcement Office must receive the original application, one PDF copy (either cd or usb), and an additional nine (9) copies with appropriate fees **by 1:00 p.m. eleven (11) days before** the stated meeting to be put on the upcoming agenda.
 - b. If review for missing information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least **14 days** prior to the meeting.
6. The application must be on file for public review for at least **7 days** prior to the meeting. Applications received after the Agenda is posted may not be reviewed by the Board for your scheduled meeting date. **Additional Information:**
 - a. An Agenda Request form is on page 4. This form needs to be filled out and returned to the Planning Office. This form is used to place your application on the Planning Board's agenda on a first-come, first-served basis. This may be filled out and given to this office at the time you obtain the application.

Planning Board Review Fees:

Type of fee	Description	Amount	Units or Comments
Application – sketch plans	Rough designs or concepts	\$ 75.00	Each application

PROJECT NAME: Hi-Lo Dispensary

Date of Planning Board Review: 9 / 10 / 2019

Application # _____

LOT INFORMATION:

Tax Assessor's Map # 6 **Lot #** A+B **Sub lot #** _____ **Watershed:** _____

Road Location : 425 Maine St. Poland ME 04274

Lot Size: 1 **Acres or Sq. Ft.** **Road Frontage:** 214.58 **Ft.**

Year lot created: Feb 2019 (est.) (If unknown, give best estimate with "est." after date)

Zoning District(s): Village IV **Flood Zone:** _____ **Aquifer Overlay:** _____

Current use of lot: Footings in for 2 Duplex

LAND OWNER(s):

Name(s): Frank R. + Joy A. Lowe

Company: Hi-Lo Dispensary

Mail Address: ☒ **Main Phone:** 781-733-4235

183 Black Island Rd.

Town/State/Zip Oxford, ME 04270

Alternate Phone: Frank 617-593-7923

APPLICANT - CONTACT PERSON:Applicant is: ☒ Landowner ☐ Contractor ☐ Renter ☐ Buyer

If landowner, write "Same" below and continue to next block below. If not the landowner, submit a letter of permission to construct on or use the land, or copy of a contract to buy from the landowner, along with the following information:

Name(s): Same

Company: _____

Mail Address: _____ Main Phone: _____

Town/State/Zip: _____ Alternate Phone: _____

THIS APPLICATION IS FOR: (Check all that apply)☐ Commercial☐ Industrial☐ Institutional☐ Governmental☐ Open Space☐ New Development☒ Change in Use☐ Expansion of Use☐ Expansion of Structure(s)☐ Resumption of Use**Proposed Development****SUBMISSIONS:****1. Attach drawings and/or statements describing the following items if applicable:**

- a. Provide a copy of deed and Tax Assessor's information card.
- b. Provide a map of the general area showing land features within at least ½ mile of this lot.
- c. Provide sketch plan(s) of your lot with existing development and its dimensions shown.
- d. Provide sketch plan(s) of your lot with proposed development and its dimensions shown.
 - i. (May be combined on existing development drawing.)
- e. Standard submissions requirements shall follow Section 509.4.D of the Comprehensive Land Use Code. Copies of the Code are available for viewing at the Town Office and Library. Copies can be purchased in the Code Enforcement Office.
 - i. (Use checklist on page 3 for summary of usual requirements.)
- f. Other requirements unique to your project may be added by the Planning Board.

2. List all state and federal approvals, permits, and licenses that may be required for the project:**DISCLOSURE: (READ BEFORE SIGNING)**

1. I hereby acknowledge that I have read this application and state that the information in this document is to the best of my knowledge correct and true.
2. I agree to comply with all the Town of Poland's ordinances and the State of Maine's statutes regulating the activities sought in this pre-application.
3. I understand that all construction of proposed structures shall conform to the Maine Uniform Building and Energy Code, and the NFPA-101 Life Safety Code, 2003.
4. I understand that final approval is valid for only the uses as specified in the formal application. Any approval sought in the pre-application and not in the formal application shall not be a part of any approval from the Planning Board without express written approval from the Board.
5. I understand that the permitting authority must approve any changes made to the uses sought in the formal application after approval is granted or permits issued.
6. I understand that the **pre-application becomes invalid** if the formal review plan has not been received by the Planning Board within six (6) months of the Planning Board's review of this application, without express written permission from the Planning Board to allow a longer time period, or it is found that false statements have been furnished with this application.
7. I understand that **all state and federal permits** are my responsibility as the applicant and/or owner.

Jay A. Howe
Applicant's Signature

8/28/2019
Date

SKETCH PLAN CHECKLIST:

The following list is the information required in Chapter 509.4 of the Comprehensive Land Use Code for the Town of Poland, Maine for a complete Sketch Plan Review Application. Please check in the left-hand columns if the information has been provided, if you request a waiver from submitting the information, or you believe the information is not applicable to your application. If a waiver(s) is requested, or the information is not applicable, a written explanation is required.

For Applicant Use				For Planning Board Use			
Provided	Waiver Request	Not Applicable	Item Section 509.4.D	Received	On File	Waived	Not Applicable
✓			Signed copy of application				
✓			Name & address of owner				
✓			Map & lot #'s				
		✓	Name of development				
✓			Sketch plan of proposed development				
✓			Map of general location				
		✓	Show all contiguous properties				
✓			Show existing development				

This pre-application was first looked at by the Planning Board on ____ / ____ / ____ but does not create vested rights in the initiation of the review process.

By vote of the Board this application requires an on-site inspection: _____ Yes _____ No

If yes, an onsite inspection is scheduled for ____ / ____ / ____ at ____ : ____ ____ AM ____ PM

Special Requirements for Formal Site Review: _____

Planning Board Chair

____ / ____ / ____
Date

On-site Inspection

ITEM	Requirements Met	Deficient	Waived	Not Applicable
A. Less than 6 inches of snow on the ground				
B. Structures, roads, parking, etc. flagged				
C. Notice of inspection posted				
D. Public allowed to accompany on-site inspection				
E. PB reviewed site findings at next meeting				
F. PB set contour intervals for formal application				

Town of Poland, Maine PLANNING BOARD AGENDA REQUEST

Date of meeting you are requesting to be scheduled for:

9 / 10 / 19

Meetings are normally conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office

Map 6 Lot A+B Sub-lot _____

(Portion of 45C)

Applicant's Name: Joy A Lowe

Mailing Address: 183 Black Island Rd

Town, State, Zip: Oxford, ME 04270

Home Phone: Cell - 781-733-4235 Hours: anytime

Work Phone: _____ Hours: _____

Type of application:

☐ Sketch Plan

☐ Site Review

☐ Shoreland

☐ Subdivision

☐ Informational

Road location for project: 425 Maine St.

Zoning: Village IV Lake Watershed: _____

Nature of business to be discussed (Brief description): change of use for construction that was started when we purchased. From Duplexes to 1 apartment and a retail store.

IMPORTANT - READ CAREFULLY:

This Office must receive the original application, one PDF copy (on either cd or usb), and an additional nine (9) copies with appropriate fees by 1:00 p.m. eleven (11) days before the stated meeting to be put on the upcoming agenda.

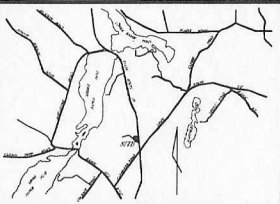
- New business is scheduled on the agenda in the order this office receives this form.
- If you want your application reviewed for contents prior to the meeting, it must be in this office 14 days before the meeting.
- Should the Board choose to adjourn before all business is addressed, all remaining business will be tabled until the next available meeting.
- Unfinished business is conducted before new business is addressed.

Applicant's Signature: Joy A. Lowe Date: 9 / 28 / 19

OFFICE USE ONLY:

Request Taken By: _____ Date: ____/____/____ Time: ____:____ a.m. p.m.

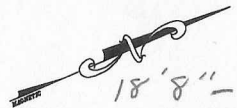
Return to the CEO Office by: _____



SITE LOCATION SKETCH
SCALE NOT TO SCALE

DRAFT

22'5 1/2"
CORNER TO PIN



N/F
JUST RITE, INC.
Book 8741, Page 135 AUGUST 02, 2013
(portion only)

Front Level LAWN
WITH Island
w/Birch and SEASONAL
PLANTINGS

PARCEL TO BE RETAINED
BY MICHAEL CAQUETTE

N/F
BETHANY MEYER & BRIAN RONNEY
Book 5193, Page 27 Nov. 20, 2002

ZONING:

ZONE: VILLAGE IV
SETBACKS:
FRONT 30 FEET
SIDE 10 FEET
REAR 10 FEET
FRONTAGE 100 FEET

3' Planting & Mulch
FRONT OF Building

16'9" CORNER TO LINE

N/F
JOSEPH J. CIMINO
Book 6878, Page 263 August 24, 2006

Additional/Parking
27'x50'

EXISTING PINE
EXISTING OAK SAWC

TO HINES ROAD

STATE ROUTE 26 — MAINE STREET

Parking IN front of buildings 9-10 SPACES EACH Side

WITH additional on end of lot building 27'x50'
2 SPACES ON End WITH APARTMENT
Phase 1 APARTMENT WITH Store
Phase 2 GARAGE AND GROW



JKL LAND SURVEYING

LEGEND:

- IRON PIPE FOUND (1/4" hollow pipe unless noted)
- IRON PIN SET (1/8" pin with yellow cap ring JKL Land Surveying, PLS 2210)
- N/F NOW OR FORMERLY
- UTILITY POLE
- WELL
- ⋈ HYDRANT
- RIGHT OF WAY LIMITS
- EDGE OF PAVEMENT
- STONE WALL

NOTES:

- 1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH, JUNE 2002.
- 2) DEED REFERENCES ARE MADE TO THE ANDROSUGGAN COUNTY RECORDS OF JUDICIAL - AUBURN, MAINE.
- 3) HINES ROAD IS ASSUMED TO BE 2 RDS WIDE (49.5') AND BASED ON EXISTING ORIENTATION AND STONE WALLS.
- 4) SCALE: 1"=25' IS BASED ON MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP DATED JULY 2006 - (D.O.T. 11-27-06) SHEETS 4-7 OF TEN. PLANS ARE PRELIMINARY AND DO NOT CONSTITUTE A GUARANTEE OF ACCURACY.
- 5) PARCELS A & B ARE PROPOSED ONLY. THE PURPOSE OF THIS PLAN IS TO SHOW THAT PARCELS A & B COULD IN FACT BE INDIVIDUALLY PARCELED SHOULD THE OWNERS DESIRE TO DIVIDE THEM IN THE FUTURE.

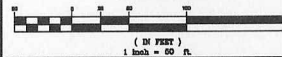
REFERENCES:

- 1) PLAN OF PROPERTY - POLAND SPRINGS - FOR IDEAM BEKER & S. MADE BY E.C. ARMAN DATED MARCH 5, 1911, CUMBERLAND COUNTY VOLUME 2, PLAN BOOK 5, PAGE 232 & 234.
- 2) MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP DATED JULY 2006 - (D.O.T. 11-27-06) SHEETS 4-7 OF TEN. PLANS ARE PRELIMINARY AND DO NOT CONSTITUTE A GUARANTEE OF ACCURACY.

OWNER OF RECORD:

JUST RITE, INC.
Book 8741, Page 135 AUGUST 02, 2013
425 Maine Street - Poland

GRAPHIC SCALE



--- PROPOSED PARCEL CONCEPTUAL ---
PLAN OF PROPERTY
STATE ROUTE 26 - POLAND, MAINE

MADE FOR
JUST RITE, INC.
425 MAINE STREET - POLAND, MAINE 04261

JKL LAND SURVEYING

1000 STATE STREET - AUBURN, MAINE 04210
PHONE: 781-251-1111 FAX: 781-251-1112
WWW.JKL-SURVEYING.COM
BOOK 8741, PAGE 135 AUGUST 02, 2013
PROVIDING "DIRECTIONS" FOR THE FUTURE

Prepared by:

Sawyer Law LLC, P.A.
P.O. Box One, 157 Main Street
Gorham, Maine 04038-0001

Bk 10022 Pg 307 #1818
02-04-2019 @ 12:17P

Do not have a copy of
My Deed yet. this is the

previous owners.

N O T
A N

N O T
A N

O F F I C I A L Above Space Reserved for Recording Information I A L
C O P Y C O P Y

WARRANTY DEED

N O T (Corporate Grantor) N
A N

O F F I C I A L O F F I C I A L

Know all men by these presents that Just Rite, Inc., a Maine corporation, with a place of business in Poland, Androscoggin County, Maine, and with a mailing address of 58 Watson Road, Poland, Maine 04274 (the Grantor herein), for consideration, grants to Autumn, Inc., a Maine corporation, with a place of business in Poland, Androscoggin County, Maine, and with a mailing address of 58 Watson Road, Poland, Maine 04274 (the Grantee herein), its successors and assigns, with warranty covenants, the real property in Poland, Androscoggin County, Maine, described as follows:

A certain lot or parcel of land, with any improvements thereon, situated on the northwesterly sideline of State Route 26 in Poland, Androscoggin County, Maine, and being more particularly bounded and described as follows:

Beginning at a 5/8" rebar on the assumed northwesterly sideline of State Route 26 marking the southerly corner of land now or formerly of Joseph F. Cimino as described in a deed dated August 24, 2006 and recorded in the Androscoggin County Registry of Deeds in Book 6878, Page 283;

Thence South 22° - 53' - 11" West along the assumed northwesterly sideline of State Route 26 a distance of one hundred one and 00/100 (101.00) feet to a point in said right of way;

Thence continuing South 22° - 53' - 11" West along the assumed northwesterly sideline of State Route 26 a distance of seven and 24/100 (7.24) feet to an angle point in said right of way;

Thence South 81° - 50' - 29" East along the assumed sideline of State Route 26 a distance of ten and 34/100 (10.34) feet to an angle point in said right of way;

Thence South 22° - 57' - 22" West along the assumed northwesterly sideline of State Route 26 a distance of ninety-six and 50/ 100 (96.50) feet to a point;

Thence North 66° - 26' - 31" West by remaining land of said Just Rite, Inc. a distance of one hundred fifty-one and 76/100 feet (151.76) feet to a point;

Thence North 16° - 19' - 44" West by remaining land of said Just Rite, Inc. a distance of one hundred seventy-nine and 16/100 feet (179.16) feet to a point and land now or formerly of Michael Caouette as described in a deed dated December 29, 2005 and

MAINE REAL ESTATE
TRANSFER TAX PAID

recorded in the Androscooggin County Registry of Deeds in Book 6634, Page 237;

Thence North 36° - 13' - 19" East by land now or formerly of said Caouette a distance of nine and 75/100 feet (9.75) feet to a point; O F F I C I A L

Thence continuing North 36° - 13' - 19" East by land now or formerly of said Caouette a distance of fifty-six and 137/100 feet (56.37) feet to a 5/16" iron bar on the southwest sideline of said land now or formerly of Joseph F. Cimino; A N

Thence South 66° - 26' - 31" East by said land now of former of Joseph F. Cimino a distance of two hundred thirty-nine and 90/100 feet (239.90) feet to the point of beginning.

Reference is made to a certain plan entitled Plan of Property, State Route 26, Poland, Maine made for Just Rite, Inc. by JKL Land Surveying dated January 9, 2019, Job Number 19001 Merrill.

This conveyance is hereby made subject to the following restriction and condition, which restriction shall run with the land:

If this property is further subdivided, each of the resulting parcels shall be provided with legal access to Route 26 using the single existing road entrance permit, whether effected by a shared driveway or private way, reciprocal perpetual access easements, or otherwise.


Meaning and intending to describe and convey a portion of the premises described in a conveyance to Just Rite, Inc. by warranty deed from Michael Y. Caouette and Karen Caouette dated August 2, 2013 and recorded in the Androscoggin County Registry of Deeds in Book 8741, Page 135, as corrected by a corrective warranty deed from Michael Y. Caouette and Karen Caouette dated August 29, 2013 and recorded in the Androscoggin County Registry of Deeds in Book 8759, Page 292.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

In witness whereof, I, Brian R. Merrill, the duly authorized President of Just Rite, Inc., have hereunto set my hand and seal this February 4th, 2019.

Signed, sealed and delivered
in presence of

Witness

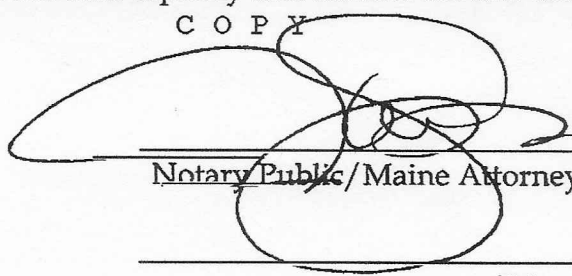

By Brian R. Merrill, President

NOT
A N
State of Maine O F F I C I A L
Cumberland, ss. C O P Y

NOT
A N
O F F I C I A L
C O P Y February 4th, 2019

Then personally appeared before me the above named Brian R. Merrill, the duly
authorized President of Just Rite, Inc., and acknowledged the foregoing instrument to
be his or her free act and deed in his or her said capacity and the free act and deed of
said Grantor corporation. P Y

My commission expires:



Notary Public/Maine Attorney at Law

Printed name

AFFIX NOTARIAL SEAL

John W. Sawyer - Attorney at Law
Maine Bar No. 2806

With all powers of a notary public
per Title 4 MRSA Section 1056
NO SEAL REQUIRED

Below Space Reserved for Recording Information



Imagery ©2019 Maine GeoLibrary, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2019 100 ft

QUITCLAIM WITH COVENANT DEED

AUTUMN, INC., a Maine corporation, with a mailing address of 58 Watson Road, Poland, Maine 04274

for consideration paid, grants to

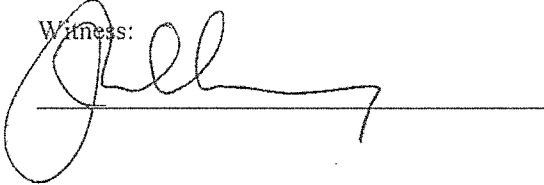
JOYCE A. LOWE and FRANK R. LOWE with a mailing address of 183 Black Island Road, Oxford, Maine 04270

with *QuitClaim Covenant, as joint tenants*, the land situated on the northwesterly sideline of State Route 26 in the Town of Poland, County of Androscoggin and State of Maine, being more particularly bounded and described on the attached Exhibit A.

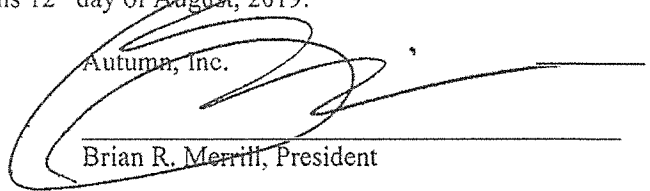
BEING the same premises conveyed to Autumn, Inc. by Warranty Deed from Just Rite, Inc. dated February 4, 2019, and recorded in the Androscoggin County Registry of Deeds in Book 10022, Page 307.

In Witness Whereof, Autumn, Inc. has caused this instrument to be signed and sealed by Brian R. Merrill, its President, thereunto duly authorized this 12th day of August, 2019.

Witness:



Autumn, Inc.

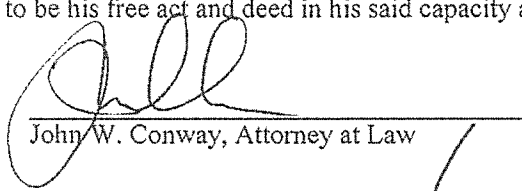

Brian R. Merrill, President

STATE OF MAINE
Androscoggin, ss.

August 12, 2019

Personally appeared the above named Brian R. Merrill, President of said Autumn, Inc., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,


John W. Conway, Attorney at Law

Linnell, Choate & Webber, LLP, P.O. Box 190, Auburn, ME 04212-0190

Redoc-Autumn Inc-Lowe-425-Poland-QC-W-Cov

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

A CERTAIN LOT or parcel of land situated on the northwesterly sideline of State Route 26 in the Town of Poland, County of Androscoggin and State of Maine, being more particularly bounded and described as follows:

BEGINNING at a 5/8" rebar on the assumed northwesterly sideline of State Route 26 marking the southerly corner of land now or formerly of Joseph F. Cimino as described in a deed dated August 24, 2006 and recorded in the Androscoggin County Registry of Deeds in Book 6878, Page 283;

Thence South 22° 53' 11" West along the assumed northwesterly sideline of State Route 26 a distance of one hundred one and 00/100 feet (101.00) to a point in said right of way;

Thence continuing South 22° 53' 11" West along the assumed northwesterly sideline of State Route 26 a distance of seven and 24/100 feet (7.24) to an angle point in said right of way;

Thence South 81° 50' 29" East along the assumed sideline of State Route 26 a distance of ten and 34/100 (10.34) feet to an angle point in said right of way;

Thence South 22° 57' 22" West along the assumed northwesterly sideline of State Route 26 a distance of ninety-six and 50/100 feet (96.50) to a point;

Thence North 66° 26' 31" West by remaining land now or formerly of Just Rite, Inc. a distance of one hundred fifty-one and 76/100 feet (151.76) to a point;

Thence North 16° 19' 44" West by remaining land of said Just Rite, Inc. a distance of one hundred seventy-nine and 16/100 (179.16) feet to a point and land now or formerly of Michael Caouette as described in a deed dated December 29, 2005 and recorded in the Androscoggin County Registry of Deeds in Book 6634, Page 237;

Thence North 36° 13' 19" East by land now or formerly of said Caouette a distance of nine and 75/100 feet (9.75) to a point;

Thence continuing North 36° 13' 19" East by land now or formerly of said Caouette a distance of fifty-six and 37/100 feet (56.37) to a 5/8" rebar on the southwest sideline of said land now or formerly of Joseph F. Cimino;

Thence South 66° 26' 31" East by said land now or formerly of Joseph F. Cimino a distance of two hundred and thirty-nine and 90/100 feet (239.90) to the point of beginning.

Reference is made to a certain plan entitled Plan of Property, State Route 26, Poland, Maine made for Just Rite, Inc. by JKL Land Surveying dated January 9, 2019, Job Number 19001 Merrill, which is unrecorded.

This conveyance is hereby made subject to the following restriction and condition, which restriction shall run with the land:

If this property is further subdivided, each of the resulting parcels shall be provided with legal access to Route 26 using the single existing road entrance permit, whether effected by a shared driveway or private way, reciprocal perpetual access easements, or otherwise.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

BEING the same premises conveyed to Autumn, Inc. by Warranty Deed from Just Rite, Inc. dated February 4, 2019, and recorded in the Androscoggin County Registry of Deeds in Book 10022, Page 307.

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS