



CK 12906

SITE PLAN APPLICATION FORM

☒ Minor ☐ Major

Date: 4/27/2020 Zoning District _____ Map 33 Lot 61 Ext _____

Site Location 107 BRIDGE ST
Property Owner D. SCOTT + CARRIE MARTIN / BRIDGE ST. PROPERTIES, LLC
Mailing Address 316 E. MAIN ST YARMOUTH
E-mail Address DSMBUILDER@MAINE.RR.COM
Phone 207-838-5035 Fax _____

Name of Project BARN REPLACEMENT
Existing Use BARN STORAGE
Proposed Use - SAME -

Amendment to a previously approved site plan? Yes ☐ No ☒
Special exception use? Yes ☐ No ☒

Fee: \$100.00/1000 sq. ft.; up to \$3000.00

The Department of Planning and Development shall send notices to all property owners at a minimum of 500 feet including a description of the proposal. Letters will be at a cost of \$5/letter to the applicant.

The Town will correspond with only one contact person/agent for this project. Please provide the requested information regarding the contact person/agent.

Contact person/agent D. SCOTT MARTIN
Mailing Address 316 E. MAIN ST
E-mail Address DSMBUILDER@MAINE.RR.COM
Phone 207-838-5035 Fax _____

I certify that, to the best of my knowledge, all information provided in this application form and accompanying materials is true and accurate.

[Signature]
Signature of Owner
(If signed by Owner's agent, provide written documentation of authority to act on behalf of applicant.)

"I authorize appropriate staff within the Yarmouth Planning Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to collect facts pertaining to my application."

D. SCOTT MARTIN
Print or type name and title of signer

1. PROJECT DESCRIPTION

- A. In a separate document please describe the overall project objectives and proposed uses of property, including quantity and type of residential units (if any).
- B. Project details

1. Name and approval date of subdivision this site is in (if applicable)

-NA-

Subdivision lot numbers (if applicable) _____

2. Assessor's Map number(s) 33 Lot number(s) 61

3. Existing zone(s) of the site

VILLAGE 3

Shoreland Overlay District ☐ Yes ☒ No

Affordable Housing District ☐ Yes ☒ No

Mobile Home Park Overlay ☐ Yes ☒ No

4. a. Total land area of site (all contiguous land in same ownership)

0.44 ACRE

- b. Total floor area of each proposed building in square feet

1638

- c. Footprint of each proposed building in square feet

609

- d. Height of proposed building(s) 26' feet 2.5 stories

- e. Total number of proposed parking spaces

SAME AS EXISTING

- f. Number of proposed handicap parking spaces

SAME AS EXISTING

- C. Existing conditions

1. Existing land use ONE 6 UNIT APARTMENT BUILDING

2. Total floor area of each existing building in square feet

5599

3. Footprint of each existing building in square feet

2980

- D. Attach as Exhibit #1 a map such as the Maine Atlas and Gazetteer map (clean photocopies are acceptable). Indicate the location of your project on map.

- E. Construction sequence

1. Estimated time of start of project SPRING 2020

Estimated time of completion of project 8 WKS AFTER START DATE

2. Is this to be a phased project? Yes ☐ No ☒

3. Attach as Exhibit #2 a construction schedule outlining the anticipated sequence of construction (beginning and completion) for the major aspects of the proposed project, including roads, erosion control and drainage measures, structures, sewer and water lines, other utilities, paving, landscaping.

2. RIGHT, TITLE, OR INTEREST

- A. Name and mailing address of record owner of the site

BRIDGE STREET PROPERTIES LLC
316 EAST MAIN ST YARMOUTH

Phone 207-838 5035 Fax _____

- B. Attach as Exhibit #3 evidence of corporate or partnership status, if applicant is not an individual.

- C. Attach as Exhibit #4 evidence of applicant's right, title, or interest in the site. A complete copy of the document must be provided; financial information may be deleted.
- D. Attach as Exhibit #5 a copy of the current owner's existing deed for the site.
- E. Attach as Exhibit #6 summary lists of all existing and all proposed easements or other burdens for this property. More detailed information may be required, depending on the particular circumstances of the site.
- F. If a condominium, homeowners, or property owners association will be established, attach as Exhibit #7 the articles of incorporation, the Declaration of Covenants and Responsibilities, and the proposed by-laws of the organization.

3. FINANCIAL CAPACITY

- A. Estimated cost of the project (including land purchase and development costs)
\$ 106,645.00
- B. Attach as Exhibit #8 evidence of your financial capacity to complete the proposed development. Submit one or more of the following (please check as appropriate):
 - ☒ 1. A written statement from the applicant's bank or a certified public accountant who recently has audited the applicant's finances stating that the applicant has cash reserves in the amount of the estimated cost of the project and can devote those reserves to the project.
 - ☐ 2. When the applicant will personally finance the development, provide copies of bank statements or other evidence, which will indicate availability of funds, and evidence that the applicant can devote these funds to the project.
 - ☐ 3. The most recent corporate annual report showing availability of sufficient funds to finance the development, together with a statement from the applicant that the funds are available and will be used for the proposed project.
 - ☐ 4. A letter from a financial institution, governmental agency, or other funding agency, which indicates a timely commitment to provide a specified amount of funds and the uses for which the funds may be utilized.
 - ☐ 5. In cases where outside funding is required, but there can be no commitment of money until regulatory approvals are received, a formal letter of "intent to fund upon approval" from a funding institution indicating the amount of funds it is prepared to provide, their specified uses and the conditions on which funds will be made available.

4. TECHNICAL ABILITY

- A. List all projects undertaken by the applicant within the last five years, beginning with the most recent project:
240 WEST MAIN ST (NEW HOME) / SWEETSER RD. N. YAR (NEW HOME)
96 WAITES LANDING RD FALMOUTH (NEW HOME) / ETC / ETC . . .
- B. Have done no prior projects ☐

- C. Attach as Exhibit #9 a list of all consultants retained for this proposed project, such as engineers, architects, landscape architects, environmental consultants; and those firms or personnel who will be responsible for constructing, operating and maintaining the project.

5. SOLID WASTE

Attach as Exhibit #10 an explanation of the proposed method of collection, removal, and disposal for anticipated solid waste from this project.

6. WATER

Attach as Exhibit #11 written confirmation from the Yarmouth Water District that it can supply the proposed development and that the proposed plan has been approved by the District. If the

applicant proposes a private supply, provide evidence that a sufficient and healthful water supply is available for the proposed development.

7. TRAFFIC

Attach as Exhibit #12 a written evaluation and demonstration of the adequacy and availability of adjacent streets to serve the proposed project. If you must submit a full traffic study to DEP, provide two (2) copies with this application. (see Ch. 702 H.2.)

8. SANITARY SEWERS AND STORM DRAINS

A. Estimated sewage gallons per day for the completed project

— NO CHANGE —

Please note that the Town Manager must approve new sanitary sewer connections that are considered sewer extensions.

B. Will this project generate industrial or non-sanitary waste that will enter the public sewer or drains? No ☒ Yes ☐

If yes, please describe proposed types and amounts:

C. If a subsurface wastewater disposal system is proposed, provide evidence that it conforms to the requirements of the State Plumbing Code.

9. SURFACE DRAINAGE AND-RUNOFF, STORMWATER MANAGEMENT

A. Attach as Exhibit #13 a description of any problems of drainage or topography, or a representation that, in the opinion of the applicant, there are none.

B. Attach as Exhibit #14 a complete stormwater management plan, including drainage calculations for pre- and post-development for 2 yr. and 25 yr. storm events, a drainage plan, and an assessment of any pollutants in the stormwater runoff, that meets the requirements of Chapter 702, Review Criteria re Stormwater Management.

10. EROSION AND SEDIMENTATION CONTROL

A. Attach as Exhibit #15 a written description of erosion and sedimentation control measures to be used during and after construction of the proposed project.

B. Show on a plan the proposed location, type, and detail of erosion control devices, unless this information is included on a site plan drawing.

11. SOILS

A. Attach as Exhibit #16 a medium intensity soils classification report, including description of soils and interpretation of engineering properties. Include geotechnical report, if applicable.

B. Show on a plan the existing soil conditions on the site, unless this information is included on a site plan drawing. Include wetlands delineation and report, if applicable.

12. SITE PLAN ORDINANCE REQUIREMENTS

A. Attach as Exhibit #17 list of approvals needed from other agencies, such as the General Board of Appeals, Army Corps of Engineers, and Maine Department of Environmental Protection.

B. Attach as Exhibit #18 a written statement that explains how the project complies with the site plan review criteria and with specific performance standards required in the zoning district, if applicable. If applicable, please note how the proposal specifically complies with the separate components of the Route One Corridor Design Guidelines.

C. Attach as Exhibit #19 a summary list and a written offer of cession to the Town of all proposed streets, utilities and open space proposed for dedication.

D. Attach as Exhibit #20 all requests for waivers including an explanation of the undue hardship or special design requirements, which are the basis for the requests.

E. Attach as Exhibit #21 a written explanation of all potential nuisances associated with this project and how they will be mitigated, or a representation that, in the opinion of the

applicant, there are none.

13. SITE PLAN DRAWINGS, MAPS

- A. Site plan drawings
 - a. paper no larger than 24" x 36", with all drawings in a set the same size
 - b. bound and folded no larger than 9" x 12", with project name shown on front face of folded plan
 - c. number and date drawings, with space for revision dates
 - d. scale of the drawings shall be between 1"=20' and 1"=50'
 - e. show the entire parcel in single ownership, plus off-site easements
- B. Title block shall include:
 - a. identification of plan as "Site Plan"; "Amended" if applicable
 - b. name and address of project
 - c. name(s) and address(es) of site owner and of applicant
 - d. name and address of plan designer(s)
- C. Location map shall include:
 - a. abutting property within one thousand feet of project boundaries
 - b. outline of proposed project
 - c. zoning district(s) of abutting properties
 - d. at least one street intersection
- D. North arrow and scale.
- E. General plan notes shall include:
 - a. zoning district and list of applicable dimensional regulations comparing the required and proposed
 - b. proposed number of units
 - c. required and proposed number of parking spaces
 - d. total square footage of existing and proposed buildings
 - e. square footage of proposed building footprint
 - f. all requested waivers
 - g. indication if proposed structure is to be sprinklered
 - h. total square footage for each use, if applicable
- F. Name, location, width of existing and proposed streets.
- G. A Boundary Survey, Category 1, Condition 2, showing site boundaries.
- H. Setbacks as required by zoning ordinance; zone line if site is transected by a zone line or if zone line is within 30 feet of the boundaries of the site.
- I. Existing and proposed contours at 2' intervals. Show 1' contours and/or spot elevations if sufficient detail cannot be shown with 2' contours.
- J. Buildings, structures, and signs
 - a. location, dimensions, shape, facade elevations, entrances, materials, colors of exterior of proposed buildings, structures, and signs. (see Ch. 701, II, C, E, F)
 - b. description of all finish surface materials
 - c. location, dimensions, shape of existing buildings
 - d. building's setbacks from property line, if different from required yard setbacks
- K. Names of abutting property owners and locations of buildings and curb cuts on abutting properties.
- L. Locations and dimensions of parking areas, loading and unloading facilities, driveways, fire lanes, access points. Give typical parking space dimensions. (see Ch. 701, II H; Ch. 702, J.1, 2, 3)
- M. Location of all existing and proposed easements and rights-of-way, including identification of who has or will receive the easement.

- N. Location, dimensions, materials of existing and proposed pedestrian access ways.
- O. Location and size of existing and proposed utilities, both on-site and in adjoining public ways. Location of nearest existing hydrant. Include installation details for proposed utilities.
- P. Construction drawings showing plans, profiles, cross-sections, and details of appurtenances for sanitary sewer and storm drainage systems.
- Q. Location, height, wattage, bulb type of exterior and building-mounted lighting. Photometric plan consistent with requirements of site plan and zoning ordinances. (See Ch. 701, II X; Ch. 702, J. 4)
- R. Location and description of existing natural features, such as wetlands, watercourses, marshes, rock outcroppings, stands of trees. Natural features to be preserved must be identified on plan.
- S. Existing and proposed landscaping, fencing, screening. Include fence dimensions, location, material, and a table showing number of plants of each species, common and botanical names. Include planting and preservation details, if applicable. Indicate proposed snow storage area, if applicable. (see Ch. 701, II Y, and Ch. 702 J. 5)
- T. Grades, street profiles, typical cross-section, and specifications of proposed streets and sidewalks. These must meet the standards of Ch. 601, Article IV.
- U. A description of any right-of-way, street, sidewalk, open space, or other area the applicant proposes to designate as public.
- V. Name, registration number, seal, and signature of all registered professionals (engineer, land surveyor, architect, landscape architect, etc.) who prepared the plan.
- W. First floor finished floor elevation(s) for all proposed buildings.
- X. If project is within the RP district, extent of floodway and floodway fringe.
- Y. If project is within Shoreland Overlay District, show required setbacks.

Please be advised to keep in touch with the Director of Planning and Development throughout the process, 846-2401; fax 846-2403. Your responsiveness will help the process to run smoothly.

CONDITIONS OF APPROVAL

The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings are conditions of approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.

Surface Water and Groundwater: No owner of a lot, his agents, or successors in interest shall alter the natural course of surface water on any lot in a way which would alter the natural flow of such water across any other parcel, unless such alteration is approved by the owners of all parcels affected. No owner of a lot, his agents, or successors in interest shall use blasting chemicals that generate perhlorates.

**SITE PLAN APPLICATION
FOR
107 BRIDGE STREET
BARN REPLACEMENT
OWNERS: BRIDGE ST PROPERTIES LLC
CARRIE AND D. SCOTT MARTIN**

2/24/20

PROJECT DESCRIPTION:

- The primary purpose of this project is safety!
- The intention is to tear down the existing rotting attached barn/ storage area (see attached photos) and to replace it with a new safe structure with improved access to three of the six apartments in the building.
- There will be no change in use.
- The new structure will be the same size as the existing with a new pitched roof to match the existing ell.
- The new proposed building will appear more historically correct than the current one which is in keeping with "The Village III District area" that stresses the "important and historic development linkages to the Royal River".

Exhibit 1: Location of project. Map attached.

Exhibit 2: Construction schedule. Total project time to be approximately 9 weeks.

SCHEDULE: Tentative start date June 1st

- Week 1: Erosion control installed, traffic fence, dumpsters delivered, demo existing building, dig frost wall foundation, footings, inspection.
- Week 2: pour foundation, inspection, backfill, pour slab.
- Weeks 3, 4: Deliver dumpster, framing.
- Weeks 5, 6: Roofing, electrical rough-in, inspections, window and door installations.
- Weeks 7,8: Insulation, inspection, start drywall and siding
- Week 9: Punch list, Final inspection. Done.

Exhibit 3: Evidence of corporate status. See 2020 Annual Filing Report and Secretary of State's evidence of good standing attached.

Exhibit 4: Evidence of Applicant's Right Title or Interest. See attached Certificate of Formation (need to scan) + Mortgage.

Exhibit 5: Deed. Attached.

Exhibit 6: Existing easement outlined in the attached deed.

Exhibit 7: --NA—

Exhibit 8: Evidence of financial capacity. Attached.

Exhibit 9: Consultants retained. Architect (T.B.D.) to provide safety code analysis.

Exhibit 10: Waste disposal. Pine Tree Waste Management will deliver and remove dumpsters throughout the project. A portable facility supplied by Blow Bros. will be onsite and maintained throughout the project.

Exhibit 11: Water District supply. --NA--. There is no plumbing involved.

Exhibit 12: Traffic study. --NA--. There will be no change in traffic flow.

Exhibits 13 and 14: Storm-water management. --NA--. There will be no change to existing conditions.

Exhibit 15: Erosion control plan. Erosion control mix to be installed. See site plan.

Exhibit 16: Soils. --NA--. No new soils will be effected.

Exhibit 17: Agency approvals needed: DEP Building demo notification.

Exhibit 18: Statement of compliance with site plan review criteria in the Village 3 zone: This structure falls under "Permitted use E: Accessory Building" on page 163 section X. VILLAGE III DISTRICT in Chapter 701 ZONING ORDINANCE.

Exhibit 19: Written offer of cession. --NA--.

Exhibit 20: Requests for waivers. There are no requests.

Exhibit 21: Written explanation of potential nuisances. There are none.

EXHIBIT 1

CD4-C

LOCATION MAP

107 BRIDGE STREET
BARN REPLACEMENT
OWNERS: BRIDGE ST PROPERTIES LLC
CARRIE AND SCOTT MARTIN
4/23/20

PROJECT
LOCATION

CD4-C

WILLOW ST.

Bridge Street

ROYAL RIVER

GD

V-3

MDR

Kee Drive

66
2.22 ac

63
0.39 ac

60
0.31 ac

61
0.44 ac

59
0.97 ac

58
0.36 ac

57
0.7 ac

38
0.2 ac

37
0.22 ac

36
0.21 ac

35
0.25 ac

34
0.3 ac

33
0.27 ac

40
0.2 ac

41
0.25 ac

56
0.51 ac

52

159

0

228

120

150

61

110

1297

108

130

68

155

59

100

282

165

103

82

10

84

63

91

42

185

150

82

123

74

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Maine Secretary of State

EXHIBIT 3



2020 Annual Report Electronic Filing Acknowledgment

For Limited Liability Companies on file as of December 31, 2019

Charter Number: 20151582DC

DCN Number: 2200019120177

Legal Name: BRIDGE STREET PROPERTIES, LLC

Registered Agent's Name and Address:

CARRIE MARTIN
316 EAST MAIN STREET
YARMOUTH, ME 04096

Brief statement of the character of the business:

RENTAL PROPERTY

Name and Address of Members, Managers or other Authorized Persons:

CARRIE H MARTIN
316 EAST MAIN STREET, YARMOUTH, ME 04096

Date of Filing: March 10, 2020

Name and Capacity of Authorizing Party:

CARRIE MARTIN, MANAGING MEMBER



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Thu Apr 23 2020 13:50:02. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
BRIDGE STREET PROPERTIES, LLC	20151582DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
10/24/2014	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Clerk/Registered Agent

CARRIE MARTIN
316 EAST MAIN STREET
YARMOUTH, ME 04096

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Click on a link to obtain additional information.

[List of Filings](#)

[View list of filings](#)

Obtain additional information:

[Certificate of Existence \(more info\)](#)

Short Form without amendments (\$30.00)	Long Form with amendments (\$30.00)
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You will need Adobe Acrobat version 3.0 or higher in order to view PDF files.
If you encounter problems, visit the [troubleshooting page](#).



If you encounter technical difficulties while using these services, please contact the [Webmaster](#). If you are unable to find the information you need through the resources provided on this web site, please contact the Bureau's Reporting and Information Section at 207-624-7752 or [e-mail](#) or visit our [Feedback](#) page.

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EXHIBIT 4
Pg 1

STATE OF MAINE
Department of the Secretary of State
Bureau of Corporations, Elections and Commissions
101 State House Station
Augusta, Maine 04333-0101

October 29, 2014

BRIDGE STREET PROPERTIES
LAW OFFICE OF BARRY J BROWN-ATTN: LINDA M SA
22 FREE STREET STE 301
PORTLAND ME 04101

ATTESTED COPIES
WR DCN: 2143012800046

Enclosed please find copies of documents recently placed on file with our office. Each copy has been attested as a true copy of the original and serves as your evidence of filing. We recommend that you retain these permanently with your records.

Charter#: 20151582DC Legal Name: BRIDGE STREET PROPERTIES, LLC

CERTIFICATE OF FORMATION

DCN: 2143012800047 Page(s) 2

Total Pages 2

File No. 20151582DC Pages 2
Fee Paid \$ 175
DCN 2143012800047 DLLC
-----FILED-----
10/24/2014

MAINE
LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF FORMATION

Julie R. Flynn
Deputy Secretary of State

A True Copy When Attested By Signature

Julie R. Flynn
Deputy Secretary of State

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

FIRST: The name of the limited liability company is:

BRIDGE STREET PROPERTIES, LLC

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "LLC," "LLC," "L.C." or "LC" or, in the case of a low-profit limited liability company, "L3C" or "l3c" - see 31 MRSA 1508.)

SECOND: Filing Date: (select one)

☒
☐

Date of this filing; or

Later effective date (specified here): _____

THIRD: Designation as a low profit LLC (Check only if applicable):

☐

This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:

A. The company intends to qualify as a low-profit limited liability company;

B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;

C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and

D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.

FOURTH: Designation as a professional LLC (Check only if applicable):

☐

This is a professional limited liability company* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

(Type of professional services)

FIFTH: The Registered Agent is a: (select either a Commercial or Noncommercial Registered Agent)

☐

Commercial Registered Agent

CRA Public Number: _____

(Name of commercial registered agent)

☒

Noncommercial Registered Agent

CARRIE MARTIN

(Name of noncommercial registered agent)

316 EAST MAIN STREET, YARMOUTH, MAINE 04096

(physical location, not P.O. Box – street, city, state and zip code)

(mailing address if different from above)

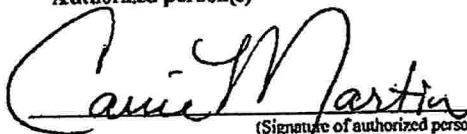
SIXTH: Pursuant to 5 MRSA §105.2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

SEVENTH: Other matters the members determine to include are set forth in the attached Exhibit _____, and made a part hereof.

****Authorized person(s)**

Dated

10/21/14


(Signature of authorized person)

CARRIE MARTIN

(Type or print name of authorized person)


(Signature of authorized person)

DAVID SCOTT MARTIN

(Type or print name of authorized person)

***Examples of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7)**

****Pursuant to 31 MRSA §1676.1.A, Certificate of Formation MUST be signed by at least one authorized person.**

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to:

Secretary of State

Division of Corporations, UCC and Commissions

101 State House Station

Augusta, ME 04333-0101

Telephone Inquiries: (207) 624-7752

Email Inquiries: CEC.Corporations@Maine.gov

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that, **Bridge Street Properties, LLC**, a limited liability company organized and existing under the laws of the State of Maine, having a mailing address of 316 East Main Street, Yarmouth, Maine 04096 (**hereinafter called the "Grantor"**), for consideration paid, the receipt and sufficiency of which is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL, ASSIGN, AND CONVEY unto **Theresa L. Charron**, having an address of 125 Bridge Street, Yarmouth, Maine 04096, (**hereinafter called "Grantee"**), with MORTGAGE COVENANTS, to secure the payment of **Two Hundred Twenty Five Thousand and 00/100ths Dollars (\$225,000.00)** as provided in accordance with the terms of a Promissory Note of even date herewith from Bridge Street Properties, LLC or any modifications, renewals, or extensions thereof, as well as to secure the payment of interest and other charges thereon, and to secure the performance of all of Grantor's obligations, covenants, and agreements contained herein, certain real estate with all of the buildings and improvements thereon situated in the Town of Yarmouth, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described including, but not limited to, all leases, rents, issues and profits thereof and all awards and payments, and the rights to receive the same, which may be made with respect to the premises as the result of the exercise of the right of eminent domain. The Grantor agrees to execute and deliver, from time to time, such further instruments as may be requested by Grantee to confirm any and all such assignments to the Grantee of any such rents, issues, profits, awards and payments.

It is an additional covenant of the Grantor herein for breach of which foreclosure may be claimed and for breach of which all indebtedness secured thereby may be declared due and payable at once, that title to the within described mortgaged premises shall not pass from Grantor by deed, mortgage or operation of law, or from any subsequent title holder, either voluntarily or involuntarily and that Grantor shall not assign, transfer or convey any interest in the premises or suffer or permit any encumbrance thereof. This condition shall continue until all indebtedness and obligations secured hereby are satisfied. Permission given, or election not to foreclose or accelerate said indebtedness by the Grantee, its heirs, successors and assigns, as to any one such transfer, shall not constitute a waiver of any rights of Grantee, its heirs, successors and assigns, as to any subsequent such transfer of title as to which this condition shall remain in full force and effect. The term title as used herein shall mean the estate of the Grantor subject to the lien of the Mortgage.

This Mortgage is upon the statutory condition, for any breach of which and for any breach of any term, condition, or provision of this Mortgage or any instrument that it secures, Grantee shall have the remedies provided by Law. In the event of a default, which default

is not remedied within any applicable grace period, Grantee may exercise any one or more default remedies applicable thereto, including foreclosure of this Mortgage, by any available legal remedy, and any and all other rights and remedies given to a mortgagee or a secured party under this Mortgage and any instrument it secures, and under the laws of the State of Maine, (as amended from time to time), and may, in its sole and absolute discretion, itself, or through an appointed receiver, enter upon, take possession of and use the Mortgaged Premises or any part thereof and take possession of any and all personal property contained therein and owned or used by Grantor in the use, occupation, rental or leasing of the Mortgaged Premises at any time and without notice, and perform any acts it deems reasonably necessary or proper to conserve the security, and collect, receive and apply all rents, issues and profits thereof, including those past due as well as those accruing thereafter.

Grantor agrees that all rights of Grantee as to the Mortgage Premises may be exercised together or separately. The right to enter and take possession of the Mortgaged Premises, to manage and operate the same, and to collect the rents, issues and profits thereof, whether by a receiver or otherwise, shall be cumulative to any other right or remedy hereunder or afforded by law from time to time, and may be exercised concurrently therewith or independently thereof.

Grantor shall pay, when due, all taxes and assessments of every type or nature levied or assessed against the premises and any claim, lien or encumbrance against the premises which may be or become prior to this mortgage.

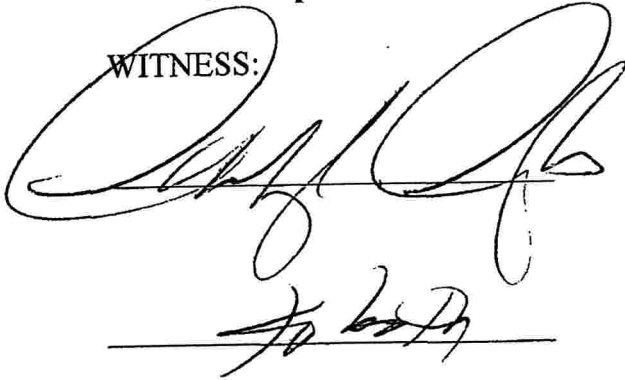
If Grantor fails to defend or pay any claim, lien or encumbrance which is alleged to be prior to this mortgage when due, any tax or assessment or insurance premium, or to keep the premises in good repair, or shall commit or permit waste, or if there be commenced any action or proceeding affecting the premises or the title thereto, then Grantee, at its option, may pay said claim, lien, encumbrance, tax, assessment or premium, with right of subrogation thereunder, may procure such abstracts or other evidence of title as it deems necessary, may make such repairs and take such steps as it deems advisable to prevent or cure such waste, and may appear in any action or proceeding and retain counsel therein, and take such action therein as Grantee deems advisable, and for any of said purposes Grantee may advance such sums of money as it deems necessary. Grantee shall have no responsibility with respect to the legality, validity and priority of any such claim, lien, encumbrance, tax assessment and premium, and of the amount necessary to be paid in satisfaction thereof, Grantor shall pay to Grantee, immediately and without demand, all sums of money advanced by Grantee pursuant to this paragraph, together with interest of each sum advanced at the rate of interest that is one percent (1%) per annum greater than the interest rate per annum provided for under the Promissory Note of even date secured hereby, and all such sums and interest thereon shall be secured hereby.

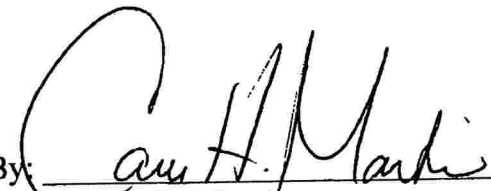
In Witness Whereof the said **Bridge Street Properties, LLC** has caused this instrument to be executed by Carrie H. Martin, member and David Scott Martin, member thereunto duly authorize this 1st day of December, 2014.

Signed, Sealed and Delivered
in the presence of

Bridge Street Properties, LLC

WITNESS:



By: 
Carrie H. Martin

Its: Member

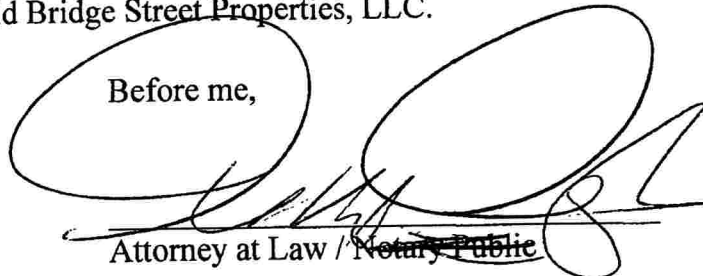
By: 
David Scott Martin
Its: Member

State of Maine,
County of Cumberland, ss.

December 1, 2014

Then personally appeared the above named Carrie H. Martin, member of Bridge Street Properties, LLC and David Scott Martin, member of Bridge Street Properties, LLC, and acknowledged the foregoing instrument to be their free act and deed in their said capacity, and the free act and deed of said Bridge Street Properties, LLC.

Before me,


Attorney at Law / Notary Public

Printed Name: _____

DONNELLY S. DOUGLAS
Maine Attorney at Law
Maine Bar No. 147

EXHIBIT A
107 Bridge Street, Yarmouth, Maine

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Yarmouth, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron pipe set in a cedar hedge on the westerly side line of land of Arthur Bennett and distant five (5) rods and five (5) links from the southerly bounds of Bridge Street, so-called;

Thence South $41\frac{3}{4}^{\circ}$ East by land of said Bennett six (6) rods and twenty (20) links, more or less, to the northerly corner of land now owned by Marion Forbes;

Thence South 38° West by land of said Forbes eight (8) rods and fifteen (15) links, more or less, to an iron pipe;

Thence North $49\frac{1}{4}^{\circ}$ West by other land now or formerly of Royal River Mills, Incorporated nine (9) rods and twenty (20) links, more or less, to an iron pipe;

Thence North 56° East nine (9) rods and twenty (20) links, more or less, to the place of beginning.

The same to contain seventy-two (72) square rods, more or less.

Together with the right and privilege of digging, laying and maintaining a sewer across the land now or formerly of Royal River Mills, Incorporated to the river as set forth in warranty deed from Royal River Mills, Incorporated to Romeo J. Charron and Theresa L. Charron dated September 29, 1950 and recorded in the Cumberland County Registry of Deeds in Book 2020, Page 498.

The Grantee, its successors and assigns, shall have the right and privilege of using the right of way, two (2) rods wide and six (6) rods and six (6) links long, located on the westerly side of the adjacent property conveyed by Royal River Mills, Incorporated to Horace N. Langlois and Emma A. Langlois dated September 29, 1950 and recorded in the Cumberland County Registry of Deeds in Book 2020, Page 228.

Also conveying an easement or right of way for ingress and egress over and along a certain lot or parcel of land situated on the southeasterly side of Bridge Street in the Town of Yarmouth, County of Cumberland and State of Maine, and being the same right of way granted in warranty deed from Royal River Mills, Incorporated to Romeo J. Charron and Theresa L. Charron dated September 29, 1950 and recorded in the Cumberland County Registry of Deeds in Book 2020, Page 498 and described therein as follows:

"The said grantees, their heirs and assigns, shall have the right and privilege of using the right of way, two (2) rods wide and six (6) rods and six (6) links long, located on the westerly side of the adjacent property conveyed by the said Grantor Corporation to Horace N. Langlois et al, by deed of even date."

EXHIBIT 4
PGB

Being the same premises conveyed to the Grantor by warranty deed from Theresa L. Charron of even date to be recorded herewith.

Received
Recorded Register of Deeds
Dec 02, 2014 03:21:54P
Cumberland County
Pamela E. Lovley

WARRANTY DEED

Know All by these Presents,

That I, Theresa L. Charron, of Yarmouth, Maine, for consideration paid, grant to:

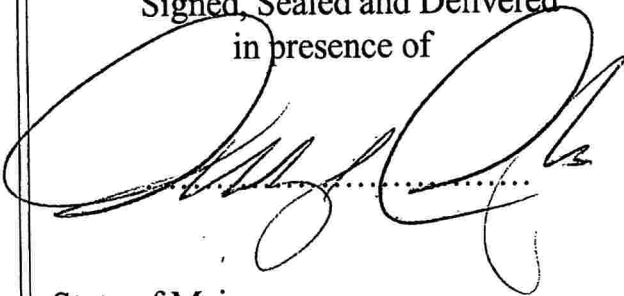
Bridge Street Properties, LLC

a limited liability company organized and existing under the laws of the State of Maine, whose mailing address is: 316 East Main Street, Yarmouth, Maine 04096, with warranty covenants, the land in Yarmouth, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the Town of Yarmouth, County of Cumberland, and State of Maine as set forth in Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this 1st day of December, 2014.

Signed, Sealed and Delivered
in presence of




Theresa L. Charron

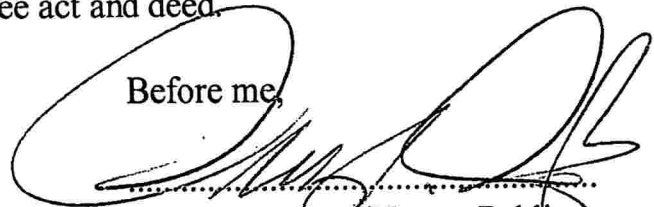
State of Maine
County of Cumberland

ss

December 1, 2014

Then personally appeared the above named Theresa L. Charron and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Attorney at Law/Notary Public

Printed Name

DONNELLY S. DOUGLAS
Maine Attorney at Law
Maine Bar No. 147

MAINE REAL ESTATE TAX PAID

EXHIBIT A
107 Bridge Street, Yarmouth, Maine

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Yarmouth, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron pipe set in a cedar hedge on the westerly side line of land of Arthur Bennett and distant five (5) rods and five (5) links from the southerly bounds of Bridge Street, so-called;

Thence South $41\frac{3}{4}^{\circ}$ East by land of said Bennett six (6) rods and twenty (20) links, more or less, to the northerly corner of land now owned by Marion Forbes;

Thence South 38° West by land of said Forbes eight (8) rods and fifteen (15) links, more or less, to an iron pipe;

Thence North $49\frac{1}{4}^{\circ}$ West by other land now or formerly of Royal River Mills, Incorporated nine (9) rods and twenty (20) links, more or less, to an iron pipe;

Thence North 56° East nine (9) rods and twenty (20) links, more or less, to the place of beginning.

The same to contain seventy-two (72) square rods, more or less.

Together with the right and privilege of digging, laying and maintaining a sewer across the land now or formerly of Royal River Mills, Incorporated to the river as set forth in warranty deed from Royal River Mills, Incorporated to Romeo J. Charron and Theresa L. Charron dated September 29, 1950 and recorded in the Cumberland County Registry of Deeds in Book 2020, Page 498.

The Grantee, its successors and assigns, shall have the right and privilege of using the right of way, two (2) rods wide and six (6) rods and six (6) links long, located on the westerly side of the adjacent property conveyed by Royal River Mills, Incorporated to Horace N. Langlois and Emma A. Langlois dated September 29, 1950 and recorded in the Cumberland County Registry of Deeds in Book 2020, Page 228.

Being the premises conveyed by warranty deed from Royal River Mills, Incorporated to Romeo J. Charron and Theresa L. Charron, as joint tenants, dated September 29, 1950 and recorded in the Cumberland County Registry of Deeds in Book 2020, Page 498. Further reference is made to quitclaim deed from the Town of Yarmouth to Romeo J. & Theresa L. Charron, as tenants in common, dated November 9, 1990 and recorded in said Registry of Deeds in Book 10979, Page 176 and quitclaim deed from the Inhabitants of the Town of Yarmouth to Romeo J. Charron and Theresa L. Charron, as tenants in common, dated December 17, 1993 and recorded in said Registry of Deeds in Book 11183, Page 268.

Romeo J. Charron died on December 10, 2011, survived by his wife, Theresa L. Charron and his daughters, Ann M. Stowell and Linda J. Ouillette, as his sole heirs at law. Reference is made to

EXHIBIT 8



04/27/2020

KeyBank

188 Main Street

Yarmouth, ME 04096

Our client D. Scott Martin has sufficient resources to devote to the proposed project. He currently has resources in excess of the estimated \$107,000 cost of the project.

Any questions please feel free to call me directly.

Daniel Falkenberg

Branch Manager

Yarmouth Branch

207-847-8096

SITE PLAN

107 BRIDGE STREET

BARN REPLACEMENT

OWNER: BRIDGE ST PROPERTIES LLC

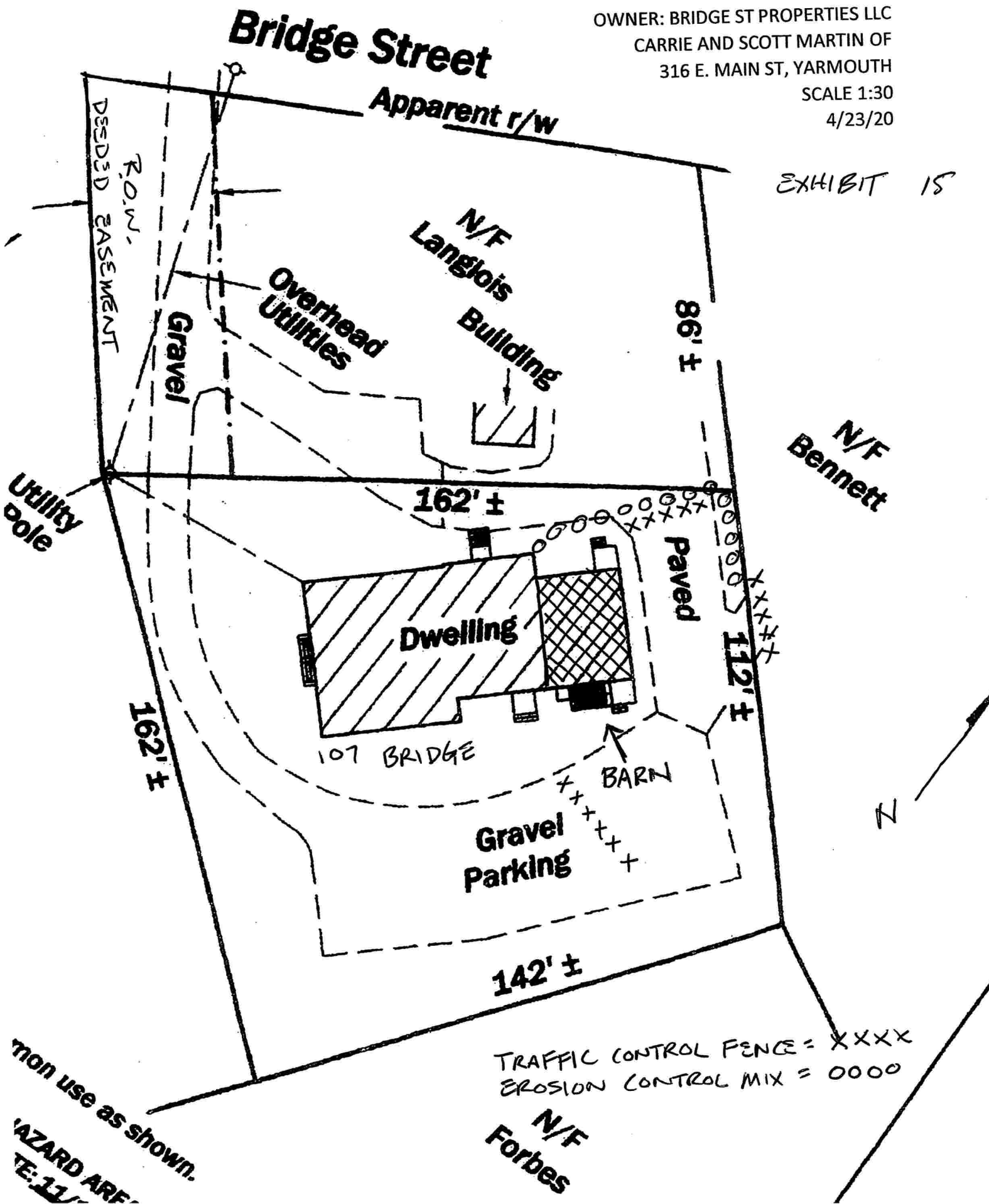
CARRIE AND SCOTT MARTIN OF

316 E. MAIN ST, YARMOUTH

SCALE 1:30

4/23/20

EXHIBIT 15





South-east elevation at 107 Bridge Street

The attached barn to be demolished as well (as the exterior staircase) can be seen here on the right with the low sloped roof.



North-west elevation at 107 Bridge Street

Attached barn to be demolished with low sloped roof seen here on the left.

IMPORTANT N

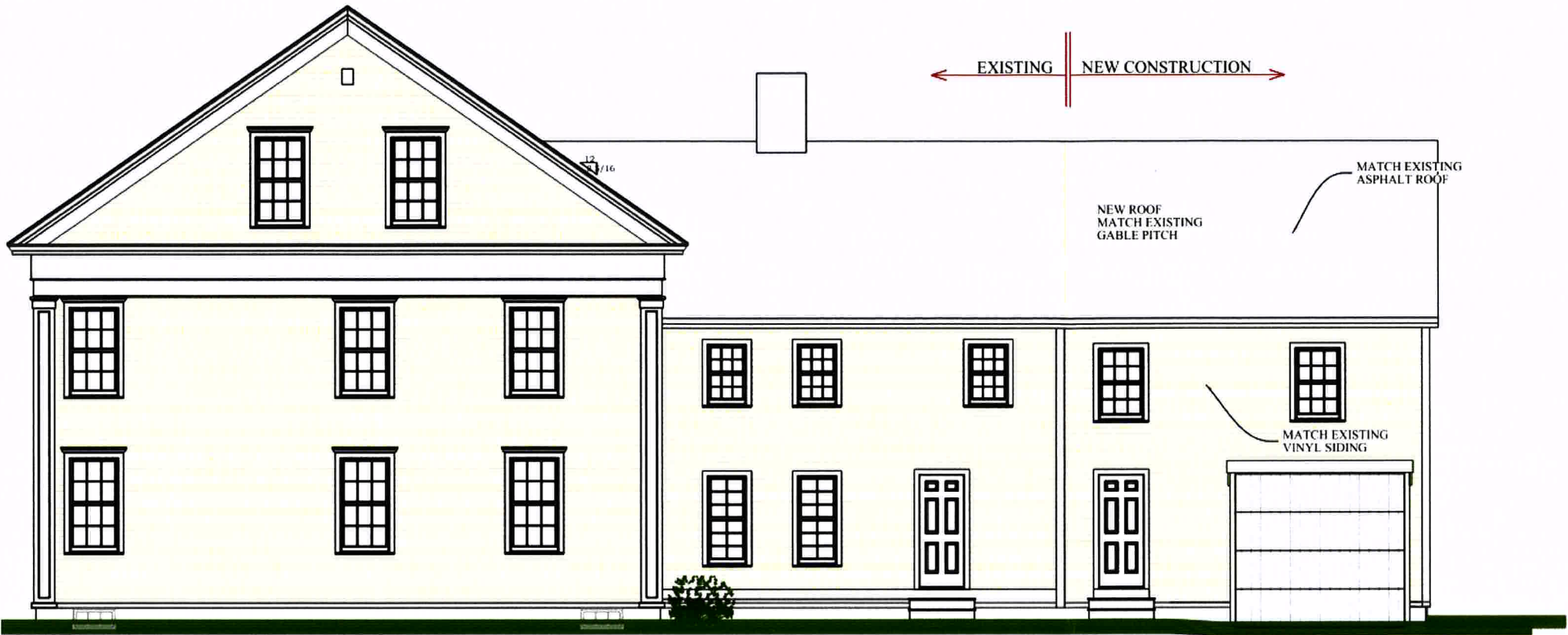
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ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE USER SHALL TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.

USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK. JOSEPH WALTMAN ARCHITECTURAL DESIGN OR JOE WALTMAN ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THESE PLANS.

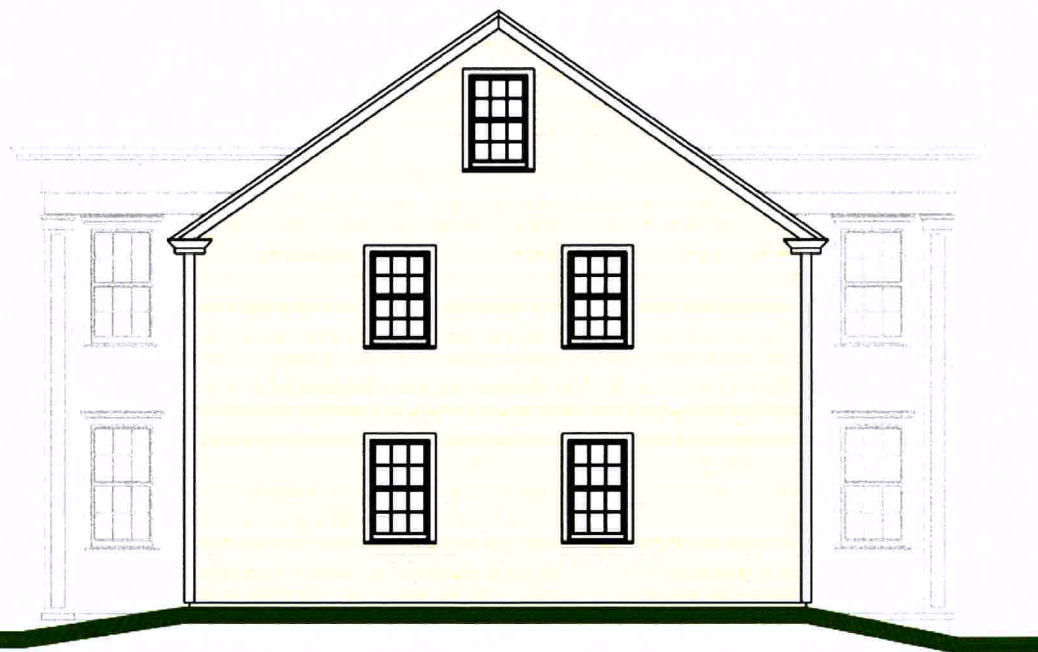
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- NO ALTERATIONS
- NO UNAUTHORIZED USE
- WITHOUT APPROVAL OF JOE WALTMAN



EAST ELEVATION

SCALE 1/4"=1'-0"



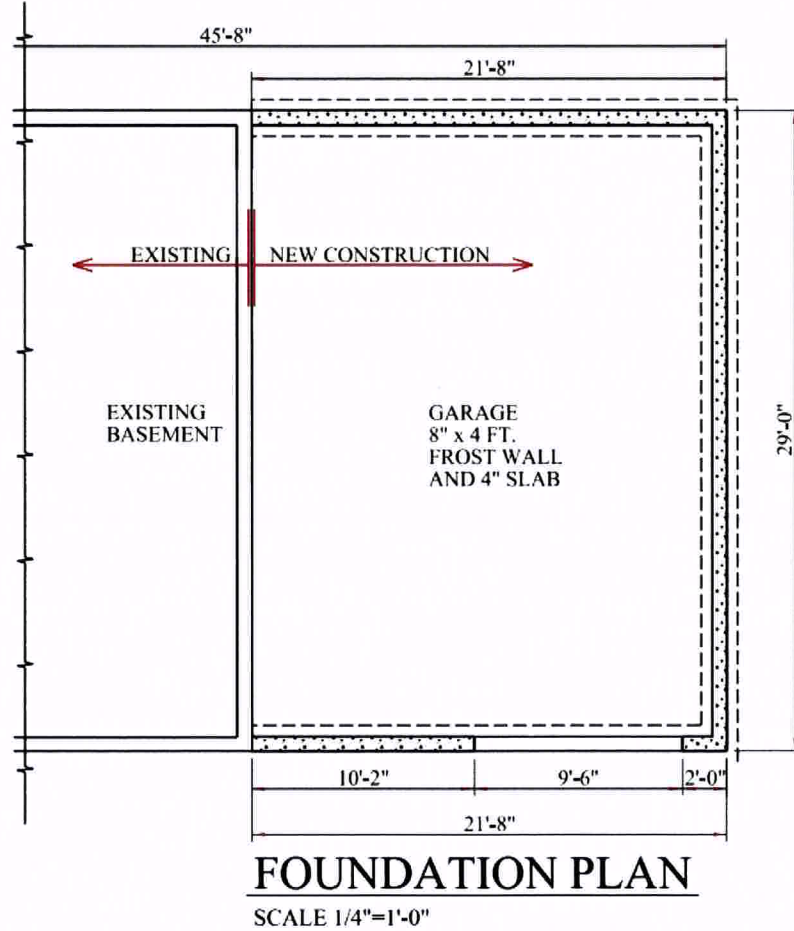
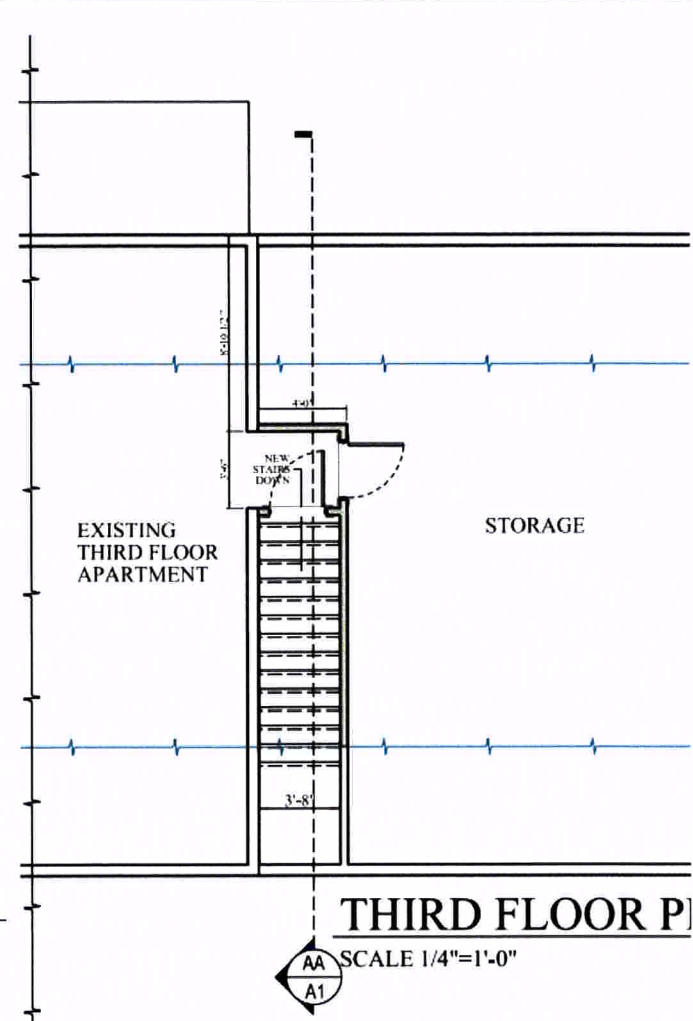
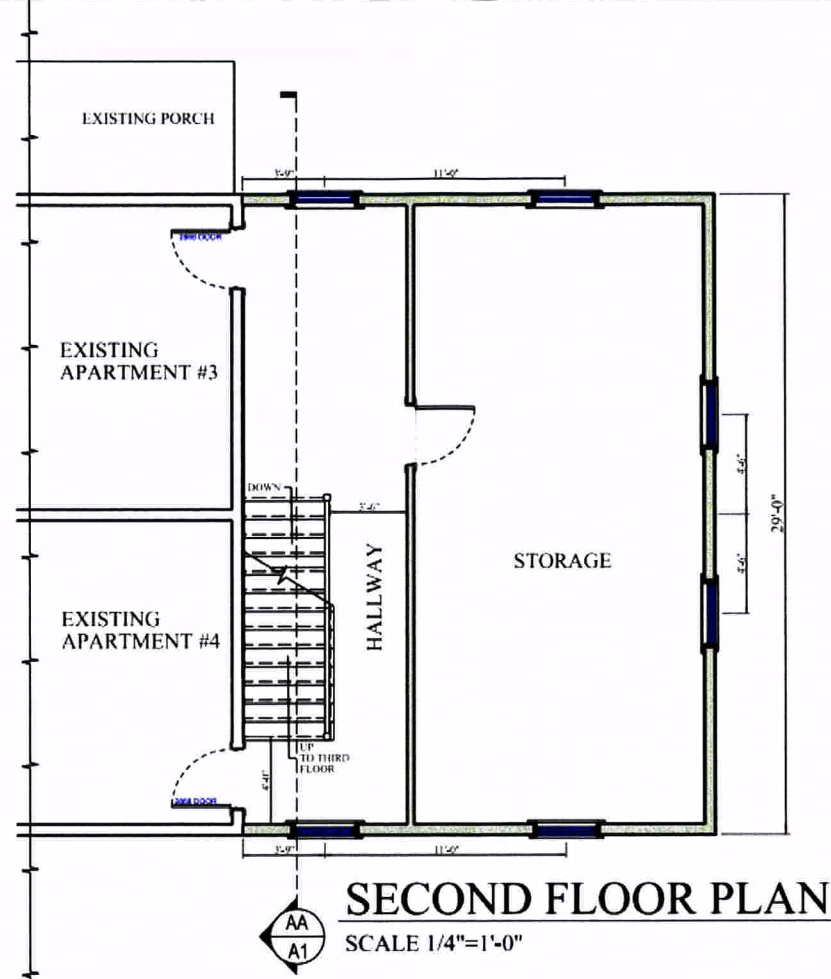
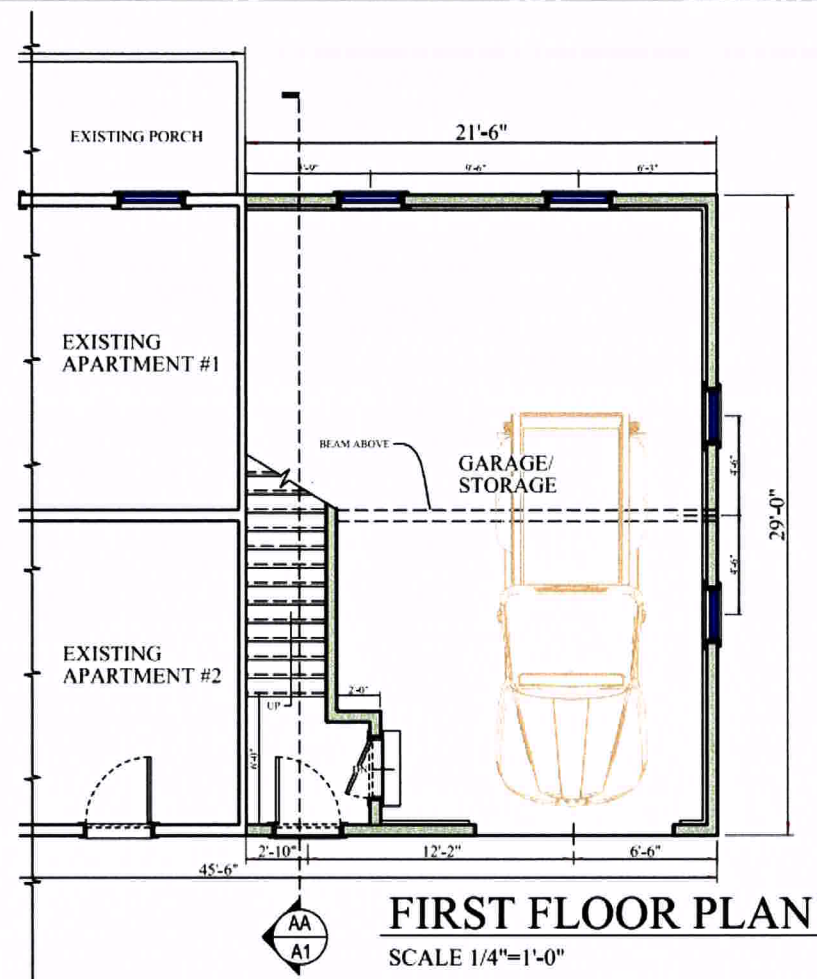
NORTH ELEVATION

SCALE 1/4"=1'-0"



WEST ELEVATION

SCALE 1/4"=1'-0"



IMPORTANT NOTICE

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. NEITHER JOSEPH WALTMAN ARCHITECTURAL DESIGN OR JOE WALTMAN GUARANTEE THAT THESE PLANS OR DRAWINGS ARE COMPLETELY CONSISTENT, ACCURATE, OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE BUILDERS RESPONSIBILITY TO CONSTRUCT PROJECT IN CONFORMANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED.

ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.

USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND THIS WITHOUT LIABILITY TO JOSEPH WALTMAN ARCHITECTURAL DESIGN OR JOE WALTMAN.

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