

# LOT 19 INNOVATION WAY - GARDINER

## 12.9+/- ACRE COMMERCIAL LOT FOR SALE



**PROPERTY TYPE:** COMMERCIAL LAND

SHOVEL-READY SITE

**ZONING:** PLANNED INDUSTRIAL COMM.

NEAR 75% OF MAINE'S POPULATION

**TRAFFIC COUNT:** 10,550 AADT14

ELECTRICITY AVAILABLE AT STREET

**ACREAGE:** 12.9+/- ACRES

JOIN OTHER SUCCESSFUL BUSINESSES

**WATER/SEWER:** AVAILABLE AT STREET

**SALE PRICE: \$130,000**



For more information contact:  
**DENNIS WHEELOCK**  
207-774-7715  
[dwheelock@balfourcommercial.com](mailto:dwheelock@balfourcommercial.com)  
[www.balfourcommercial.com](http://www.balfourcommercial.com)



<b>OWNER</b>	Lyne Realty, L.P.
<b>PROPERTY TYPE</b>	General Commercial
<b>BEST OR CURRENT USE</b>	Industrial/Commercial shovel-ready site in business park
<b>ZONING</b>	PIC: Planned Industrial Commercial
<b>ACREAGE</b>	12.9+/- Acres
<b>PARKING</b>	None
<b>TAXES/YEAR</b>	\$11,100 (2022)
<b>BOOK/PAGE</b>	13770/030
<b>MAP/BLOCK/LOT</b>	2/020/019
<b>ROAD FRONTAGE</b>	174+/- Ft
<b>TRAFFIC COUNT</b>	10,550 AADT14
<b>ELECTRIC</b>	Available at street
<b>GAS</b>	No Gas
<b>SEWER</b>	Public
<b>WATER</b>	Public

### OVERVIEW

12.9+/- acre lot now available in a busy industrial park. This is a shovel-ready site with public infrastructure already in place. Gardiner 95/295 Business Park at Libby Hill offers many advantages and opportunities for commercial and industrial development. Gardiner is just 40 minutes north of Portland and is centrally located between Portland, Lewiston, Augusta, and Bangor. The park sits just off I-295 Exit 49 and Route 201, which makes it a key location for distribution across the state. From Gardiner a business has access to 75% of the state's year round population.

Bring your business to Gardiner and join other successful businesses including EJP Inc., Common Wealth Poultry, Pine State Beverage, Scientific Games, Troiano Waste, Dennison Lubricants, Oak Hill Crematorium, and Black Diamond Consultants. Note: no solar projects are allowed within the park.

### ABOUT GARDINER

Chartered in 1849, Gardiner's early 19th century history was steeped in Maine's rich shipbuilding heritage, later adding paper mills, commercial ice, and shoe manufacturing to its economic base.

Gardiner Real Estate, with Victorian neighborhoods, a family-friendly community, and convenience to all of Maine's natural recreation sites. Ranked in the Top 10 Best Towns in Maine for Young Families by NerdWallet. <http://www.nerdwallet.com/blog/2013/best-towns-maine-young-families/>

Gardiner is conveniently located on I-95 and I-295, just south of Maine's capital city of Augusta, home of the University of Maine at Augusta, and equidistant to Colby, Bates, and Bowdoin Colleges. Gardiner is also part of a constellation of river cities that includes Hallowell, Augusta, and Waterville, and the communities of Richmond, Farmingdale, Chelsea, Winthrop, and the Cobbossee Lakes Region.

The Experts Agree: Gardiner Ranked in Top 10 for Young Families Gardiner ranked among other top towns throughout Maine as a great place to raise a family. The ranking, published in 2012, factors in real estate affordability, quality of schools, growth, and prosperity.

Gardiner is also less than an hour from Portland and just over an hour to Bangor. With excellent home values, Victorian neighborhoods, and ample open spaces for outdoor recreation, Gardiner may be your new home in Maine's Best Kept Secret!

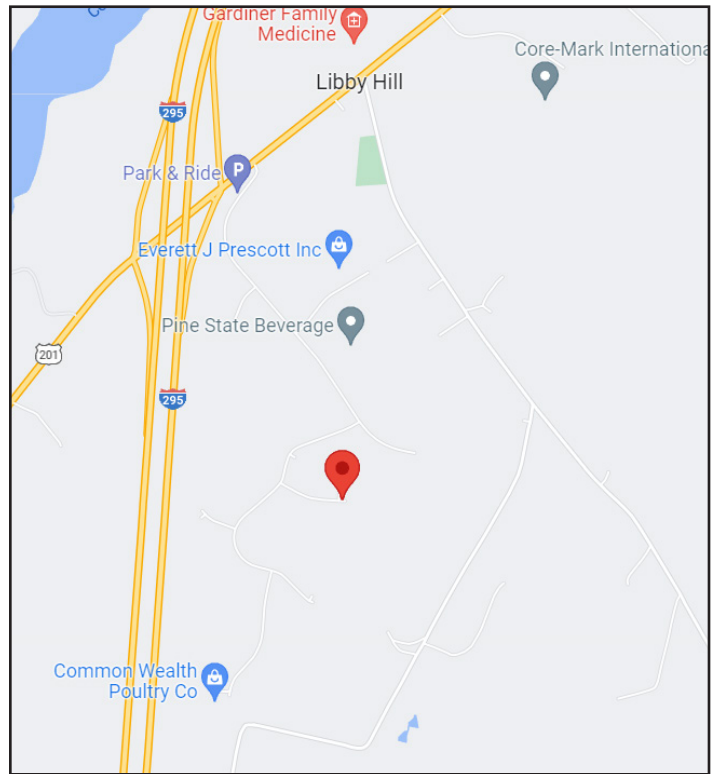
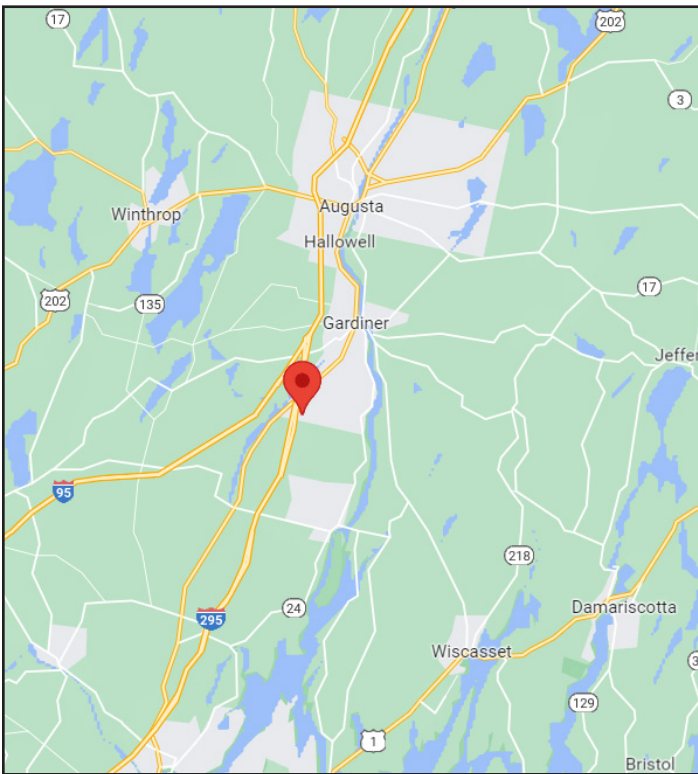
Information from: <https://www.gardinermaine.com/economic-development/gardiner-95295-business-park-libby-hill>

50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • [www.balfourcommercial.com](http://www.balfourcommercial.com)

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# LOT 19 INNOVATION WAY - GARDINER LOCATION INFORMATION

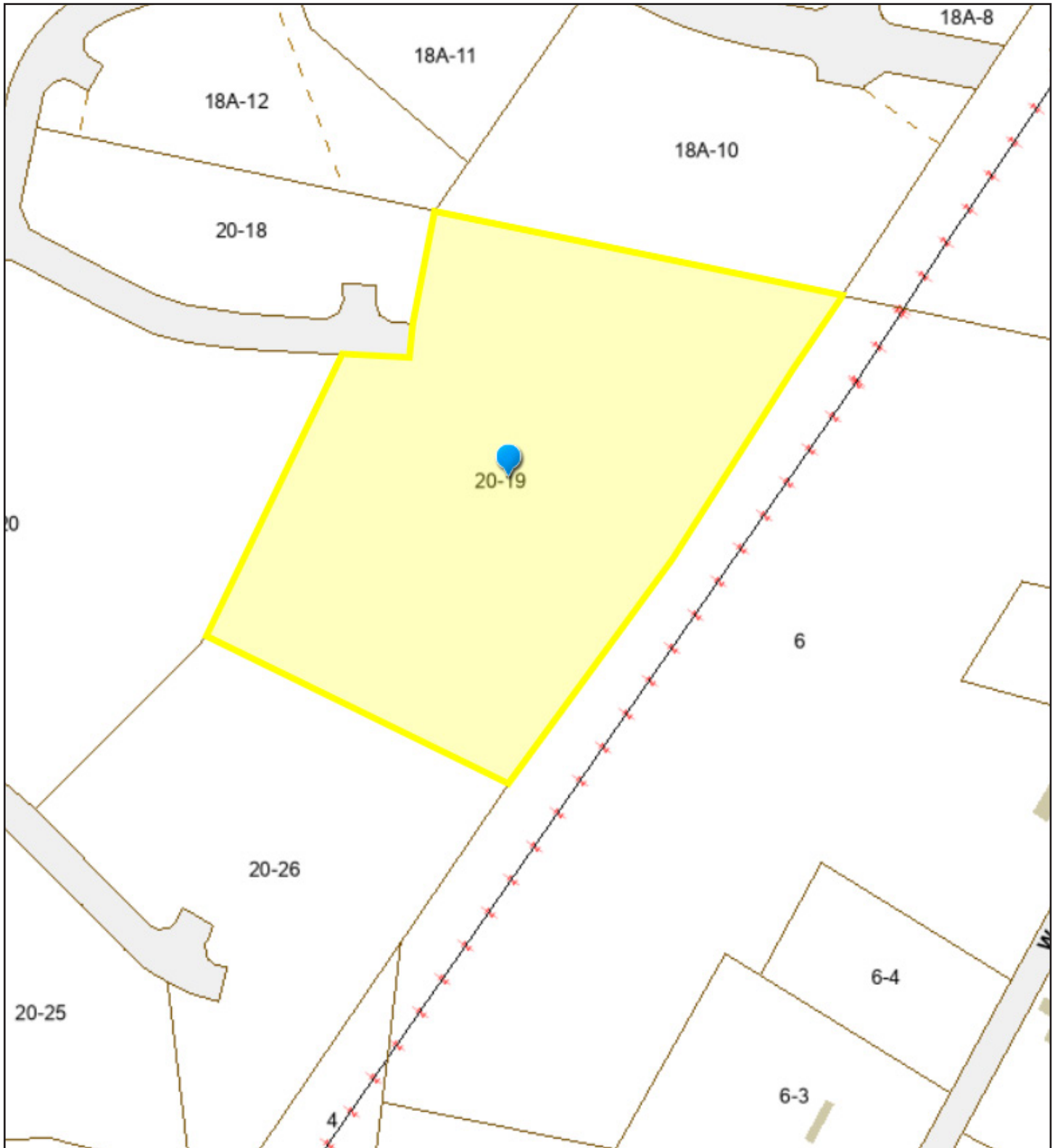


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# LOT 19 INNOVATION WAY - GARDINER TAX MAP

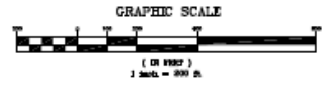
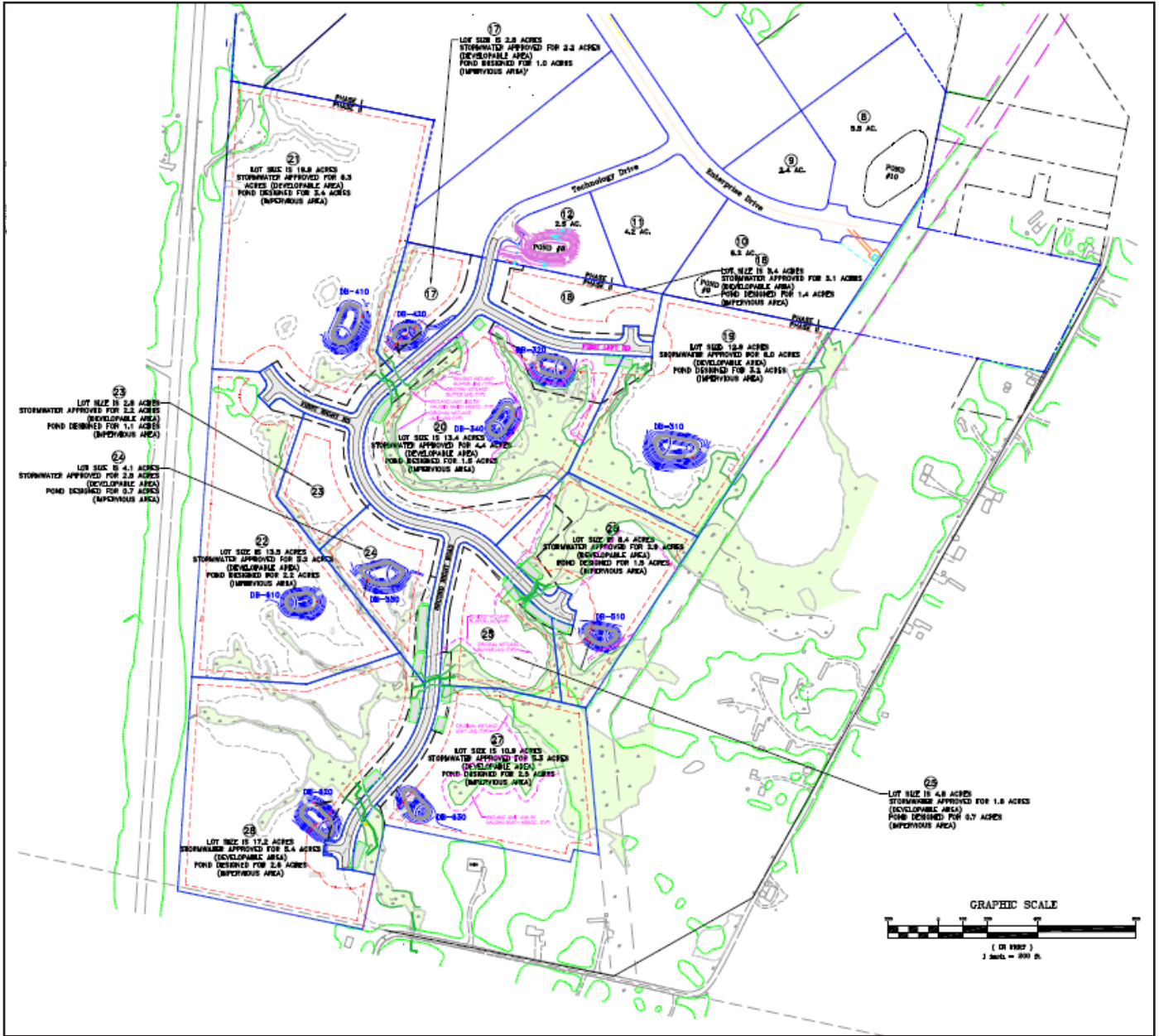


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# LOT 19 INNOVATION WAY - GARDINER PHASE II WETLANDS



**LEGEND**

- ORIGINAL WETLAND LIMITS
- WETLANDS BY VAUGHN SMITH ASSOC.
- ORIGINAL WETLAND BUFFER LIMITS
- REVISED WETLAND BUFFER LIMITS

**SURVEYOR'S NOTES:**  
The site reference of this plan is to show the results from the wetland delineation by Vaughn Smith Associates in the fall of 2020 for Phase I Lots 8, 9, 12 of Plan Reference 1 and Phase II Lots 18, 20, 25 & 26 of Plan Reference 2. Also shown is the wetland delineation for Lot 27 of Plan Reference 2 taken from Plan Reference 3. No wetlands were found on the Phase I lots. Revised wetland buffer lines are shown where applicable. \* is not a boundary survey.

- PLAN REFERENCES:**
- 1) "General Plan, Libby Hill Business Park, Gardiner, Maine, Drawing No. C-101" by Cost Associates, Inc. 02/24 Augusta 1995, revised through 01/03/00.
  - 2) Phase 2 As Built Plans provided by Minor & Madbrook, Inc.
  - 3) "Topographic Survey, Libby Hill Business Park, Preferred Plans, LLC, Second Right Road, Gardiner, Kennebec County, Maine" by E. S. Coffin Engineering & Surveying, Inc., dated July 2020.

	<p>CLIENT/PROJECT: <b>LIBBY HILL BUSINESS PARK CITY OF GARDINER</b></p>	<p>SHEET TITLE: <b>2020 WETLAND DELINEATION FOR LOTS 8, 9, 12, 18, 20, 25 &amp; 26</b></p>	<p>SCALE: <b>1 INCH=200 FEET</b></p>	<p>DATE: <b>FEBRUARY 17, 2021</b></p>	<p>DRAWN BY: <b>MDG</b></p>	<p>CHECKED BY: <b>JEC</b></p>	<p>DATE:</p>	<p>DATE:</p>	<p>DATE:</p>	<p>DATE:</p>	<p>DATE:</p>	<p>DATE:</p>	<p>DATE:</p>
	<p>LOCATION: <b>ENTERPRISE DR. &amp; TECHNOLOGY DR.</b></p>	<p>CITY: <b>GARDINER</b></p>	<p>COUNTY: <b>KENNEBEC</b></p>	<p>STATE: <b>MAINE</b></p>	<p>PROJECT NO.:</p>	<p>DATE:</p>	<p>DATE:</p>	<p>DATE:</p>	<p>DATE:</p>	<p>DATE:</p>	<p>DATE:</p>	<p>DATE:</p>	<p>DATE:</p>



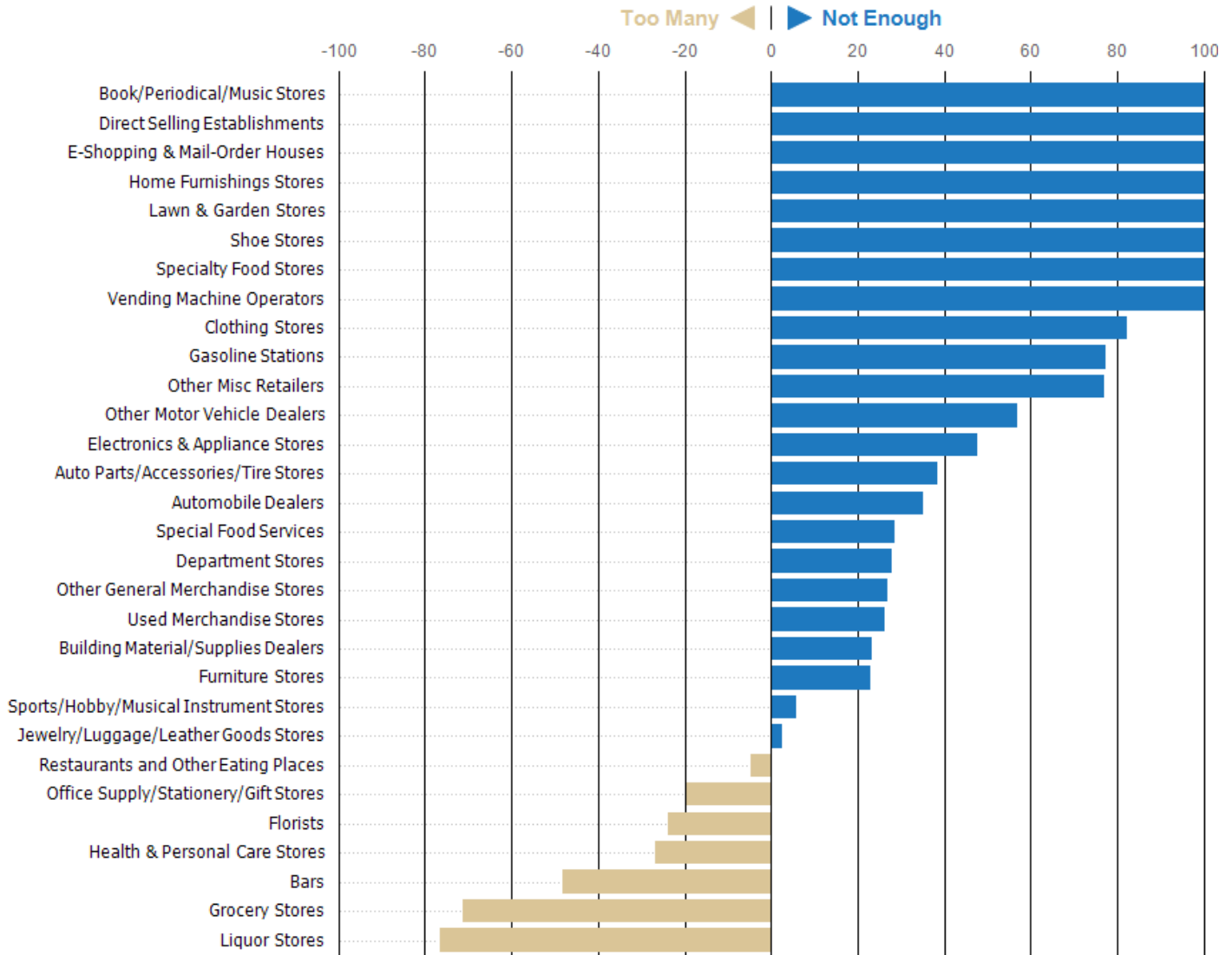
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### Best Retail Businesses: Gardiner, Maine

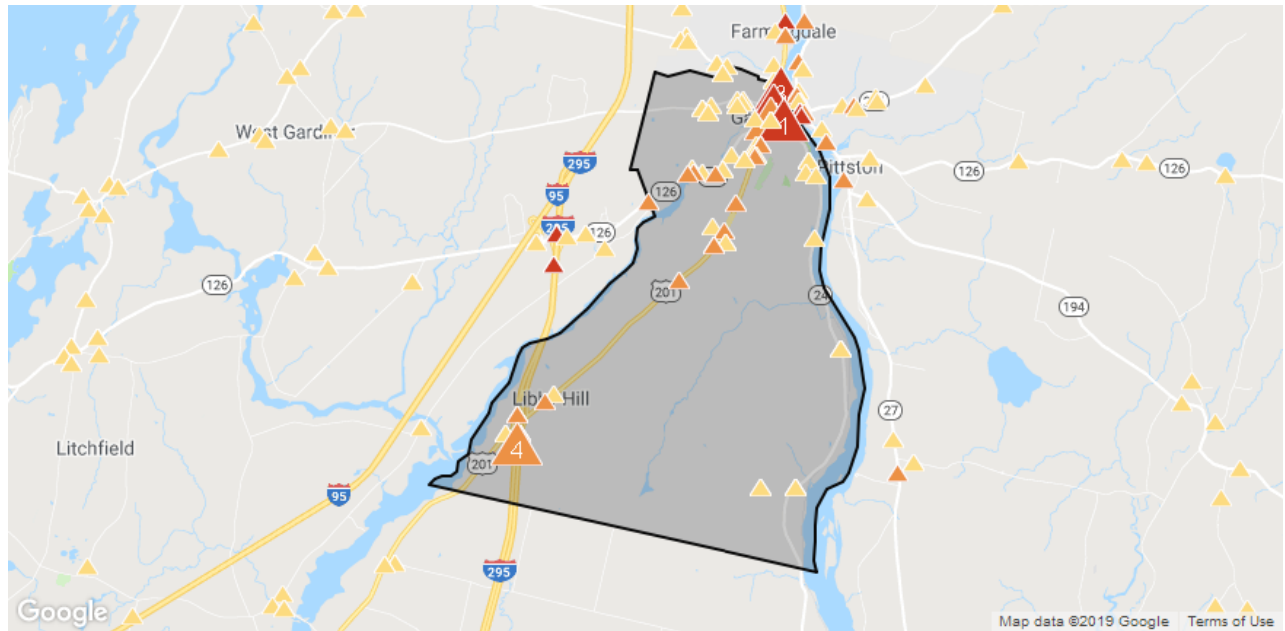
This chart shows the types of businesses that consumers are leaving an area to find. The business types represented by blue bars are relatively scarce in the area, so consumers go elsewhere to have their needs met. The beige business types are relatively plentiful in the area, meaning there are existing competitors for the dollars that consumers spend in these categories.

Data Source: Retail Marketplace via Esri, 2018

Update Frequency: Annually



### Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

**1**

**21,740**

1996 Est. daily traffic counts

Street: Main Ave  
Cross: Maine Ave  
Cross Dir: NE  
Dist: 0.01 miles

Historical counts

Year	Count	Type

**2**

**18,090**

2003 Est. daily traffic counts

Street: Bridge St  
Cross: Highland Ave  
Cross Dir: SW  
Dist: 0.03 miles

Historical counts

Year	Count	Type

**3**

**16,297**

2017 Est. daily traffic counts

Street: Maine Ave  
Cross: Maine  
Cross Dir: NE  
Dist: -

Historical counts

Year	Count	Type
2003	▲ 17,580	AA DT
2002	▲ 17,410	AA DT
1996	▲ 17,830	AA DT

**4**

**11,231**

2017 Est. daily traffic counts

Street: I-95  
Cross: US Hwy 201  
Cross Dir: N  
Dist: 0.22 miles

Historical counts

Year	Count	Type
2004	▲ 11,060	AA DT
2002	▲ 11,640	AA DT
1996	▲ 8,990	AA DT

**5**

**11,180**

1996 Est. daily traffic counts

Street: Brunswick Ave  
Cross: Mechanic St  
Cross Dir: S  
Dist: 0.01 miles

Historical counts

Year	Count	Type

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



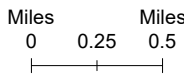
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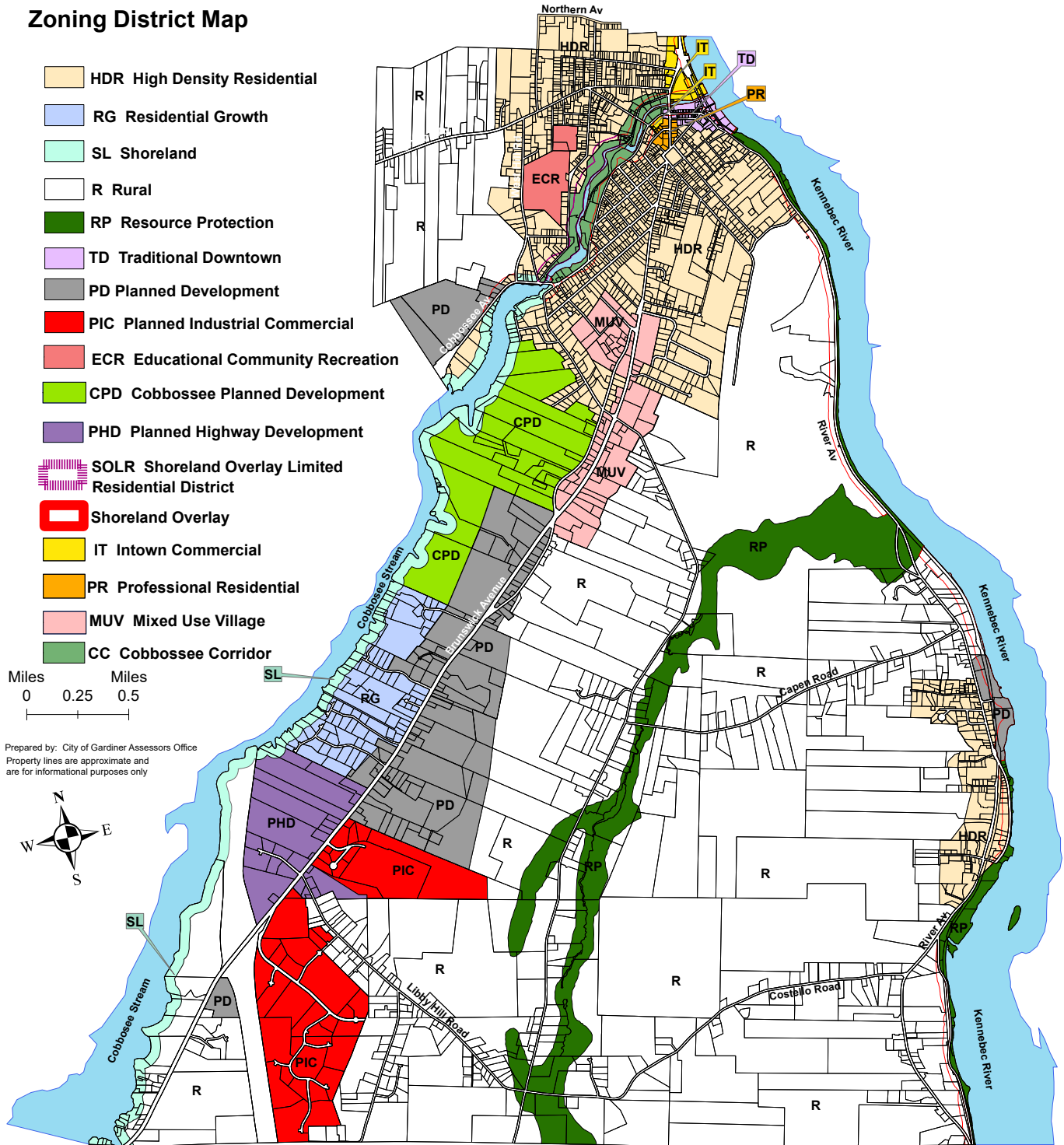
Adopted September 4, 2019  
 Effective October 4, 2019

### City of Gardiner Zoning District Map

- HDR High Density Residential
- RG Residential Growth
- SL Shoreland
- R Rural
- RP Resource Protection
- TD Traditional Downtown
- PD Planned Development
- PIC Planned Industrial Commercial
- ECR Educational Community Recreation
- CPD Cobbossee Planned Development
- PHD Planned Highway Development
- SOLR Shoreland Overlay Limited Residential District
- Shoreland Overlay
- IT Intown Commercial
- PR Professional Residential
- MUV Mixed Use Village
- CC Cobbossee Corridor



Prepared by: City of Gardiner Assessors Office  
 Property lines are approximate and are for informational purposes only



### 7.5.7 Planned Industrial/Commercial District

Includes land areas in the city which are the locations of existing businesses as well as areas suited to such development due to access to transportation routes or proximity to community services. This district seeks to encourage economic development by providing locations appropriate for business development while setting minimal standards to control the external effects of such activities (noise, dust, fumes, odors, traffic, waste, discharges, etc.).

### 7.6.1 Rural Uses

#### Key to Land Use Table

Y = "Allowed"

N = Not Allowed

C = Code Enforcement Officer Review

P = Permitted with Review

SD = Subdivision Review

Rural Uses	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Accessory Agricultural Activities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Accessory Animal Husbandry	C	C	C	Y	C	N	N	N	N	C	N	N	C	C	N	C
Accessory Beekeeping	C	C	C	C	C	C	C	N	C	C	N	C	C	C	C	C
Campgrounds	N	P	P	SD	SD	N	N	N	N	SD	N	N	N	N	N	SD
Chicken Keeping Residential	C	C	C	C	C	C	C	N	N	C	C	C	C <sup>1</sup>	C <sup>1</sup>	N	C
Commercial Agriculture	C	C	C	Y	P	P	P	N	N	C	N	N	P	P	N	P
Commercial Animal Husbandry	C	P	P	Y	P	N	N	N	N	P	N	N	N	P	N	P
Individual Private Campsite	C	C	C	C	C	N	N	N	N	C	N	C	N	C	N	C
Outdoor Recreation	P	P	P	P	P	N	N	P	N	P	P	P	P	P	P	P
Passive Recreation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Resource Extraction	N	N	N	C	N	N	N	N	C	P	N	N	N	N	N	N
Roadside Stands/Farm Produce	N	N	N	Y	C	C	C	C	C	C	C	C	C	C	C	C
Timber Harvesting <sup>12</sup>	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	N	Y

See Notes at end of Section 7.6 charts.

### 7.6.3 Commercial Uses

#### Key to Land Use Table

Y = "Allowed"

N = Not Allowed

C = Code Enforcement Officer Review

P = Permitted with Review

SD = Subdivision Review

Commercial Uses	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Accessory Business Use	N	N	N	N	N	P <sup>11</sup>	P <sup>11</sup>	N	N	N	N	N	N	N	N	N
Adult Businesses	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
Auction Barn	N	N	N	N	N	N	N	P	N	P	N	N	P <sup>8</sup>	P	N	N
Automobile Repair	N	N	N	P	N	N	N	N	P	P	N	N	P <sup>6</sup>	P	N	N
Automobile/Vehicle Sales & Service	N	N	N	N	N	N	N	N	P	P	N	N	P	P	P	N
Bank	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	N
Bed & Breakfast	N	P	P	P	P	P	P	P	P	P	N	P	P	N	P	P
Building Supply	N	N	N	N	N	N	N	P	N	P	N	N	N	P	P	N
Catering	N	N	N	P	P <sup>9</sup>	N	P	P	N	P	N	P	P	P	P	P
Communication Facility exclusive of towers	N	N	N	P	N	N	N	P	P	P	N	N	P	C	P	N
Communication Facility in alternative tower structure	N	N	N	P	P	P	P	P	P	P	N	P	P	C	P	P
Communication Tower	N	N	N	P	N	N	N	N	P	N	N	N	N	P	N	N
Construction Services	N	N	N	P	N	N	N	N	P	P	N	N	N	P <sup>7</sup>	N	N
Convenience Store including Retail Fuel Sales	N	N	N	N	N	N	N	N	P	P	N	N	P	P	P	N
Crematory	N	N	N	P	N	N	N	N	P	N	N	N	N	N	N	N
Funeral Home	N	N	N	P	N	N	P	P	N	P	N	N	P	P	P	N
Indoor Recreation Facility	N	N	N	N	N	N	N	P	P	P	N	P	P <sup>6</sup>	P	P	N
Junkyards & Auto Graveyards	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Kennels	N	N	N	P	N	N	N	N	P	P	N	N	N	N	N	N
Kiosks	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	N
Laboratories /Research Facilities	N	N	N	N	N	N	P	P	P	P	N	P	P <sup>6</sup>	P	P	N
Laundromat	N	N	N	N	N	N	N	P	N	P	N	N	P	P	P	N
Marijuana Nursery Cultivation Facility <sup>13</sup>	N	N	N	P	N	N	N	N	N	N	N	N	P	P	P	N
Marijuana Retail Sales Establishment <sup>13, 16</sup>	N	N	N	N	N	N	N	P	N	N	N	N	N	N	P	N
Marinas	N	N	P	P	N	N	N	P	N	P	N	P	N	N	P	N
Medical Facility	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	N

### 7.6.3 Commercial Uses

#### Key to Land Use Table

Y = "Allowed"

N = Not Allowed

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SD = Subdivision Review

	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Meeting Space Up to 2000 Sq Ft	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	N
Meeting Space over 2000 Sq Ft	N	N	N	N	N	N	P	P	P	P	N	P	P <sup>6</sup>	P	P	N
Mobile Food Vending Unit	N	N	N	C	N	N	N	C	C	N	C	C	C	C	C	N
Offices up to 2,000 sq. ft.	N	N	N	P	P <sup>9</sup>	N	P	C	C	P	N	P	P	P	P	P <sup>9&amp;10</sup>
Offices 2,000 sq. ft. or larger	N	N	N	N	N	N	P	P	P	P	N	P	P <sup>6</sup>	P	P	N
Overnight Accommodation	N	N	N	N	N	N	N	P	P	P	N	P	P	P	P	N
Outdoor Storage Facility	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Parking Garage	N	N	N	N	N	N	N	P	P	N	N	P	N	P	P	N
Parking Lots	N	N	N	N	N	N	N	P	P	P	N	P	P	C	P	N
Pet Services	N	N	N	P	N	N	N	P	N	P	N	P	P	P	P	N
Restaurant	N	N	N	N	N	N	P	C	P	P	N	P	P	P	P	N
Restaurant with drive- through	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N
Retail up to 3,500 sq. ft.	N	N	N	P	N	N	P	P	P	P	N	P	P <sup>6</sup>	P	P	N
Retail 3,500 sq. ft. or larger	N	N	N	N	N	N	N	P	P	P	N	P	N	N	P	N
Self-Storage Buildings	N	N	N	N	N	N	N	N	P	P	N	N	P <sup>6</sup>	P	N	N
Service Business	N	N	N	N	P <sup>9</sup>	N	P	P	P	P	N	P	P <sup>6</sup>	P	P	P <sup>9&amp;10</sup>
Shopping Center	N	N	N	N	N	N	N	N	P	P	N	P	N	P	P	N
Theater	N	N	N	N	N	N	N	P	N	P	N	P	P	P	P	N
Tradesperson's Office	N	N	N	P	P	P	P	P	P	P	N	P	P	P	P	P
Vehicle Fueling Station	N	N	N	N	N	N	N	N	P	P	N	N	P	P	P	N
Veterinary Clinic	N	N	N	P	N	N	N	P	N	P	N	P	N	P	P	N
Detached Canopy	N	N	N	N	N	N	N	N	P	P	N	N	P	P	P	N

See Notes at end of Section 7.6 charts.



### 7.6.4 Industrial, Wholesale & Transportation Uses

#### Key to Land Use Table

Y = "Allowed"  
 N = Not Allowed  
 C = Code Enforcement Officer Review  
 P = Permitted with Review  
 SD = Subdivision Review

	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Solar Electric Production Facility – Ground Mounted	N	N	N	P	P	N	N	N	N	P	N	N	P	P	P	P
Trucking & Freight Facility	N	N	N	N	N	N	N	N	C	P <sup>6</sup>	N	N	N	N	N	N
Waste Processing Facility	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
Wholesale & Warehouse	N	N	N	N	N	N	N	P	C	P	N	P <sup>7</sup>	N	P	P	N
Windmill Small	N	P	P	C	P	P	P	P	C	C	P	P	P	P	P	P
Windmill Mid-size	N	N	N	P	N	N	N	N	P	P	P	N	N	P	N	N
Windmill Large	N	N	N	P	N	N	N	N	P	P	P	N	N	P	N	N

### 7.6.5 Institutional, Educational & Government Uses

Institutional, Educational & Governmental Uses																
	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Cemetery	N	N	N	P	N	N	N	N	N	P	N	N	P	P	N	N
Civic Center	N	N	N	N	N	N	N	P	P	P	N	N	N	P	N	N
Community Nonprofit Facility	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Day Care & Nursery School	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hospitals	N	N	N	N	P	P	P	P	P	P	N	P	N	P	P	P
Museums	N	N	P	P	P	P	P	P	N	P	P	P	P	N	P	P
Places of Worship	N	N	N	P	P	P	P	C	N	P	N	P	P	P	P	P
Public Buildings	N	N	P	P	P	P	P	P	N	P	P	P	P	P	P	P
Public Park & Playgrounds	N	P	P	P	P	P	P	P	N	P	P	P	P	P	P	P
Public Paths	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Schools	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P
Social & Fraternal Organizations	N	N	P	P	N	N	N	C	N	P	N	P	P	P	P	N

### 7.6.6 Other Uses

#### Key to Land Use Table

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N = Not Allowed

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P = Permitted with Review

SD = Subdivision Review

Other Uses																
	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Accessory Solar Arrays- Building Mounted	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Accessory Solar Arrays - Ground Mounted	N	C	C	C	C	P	N	N	C	C	C	N	C	C	N	C
Accessory Uses & Structures	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Earth Moving >50 cubic yards	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Essential Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Flea Markets	N	N	N	C	N	N	N	C	N	C	N	N	N	N	C	N
Piers & Docks Permanent	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Piers & Docks Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public Utility Facility less than 1,000 sq. Ft.	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C
Public Utility Facility 1,000 sq. ft. or more	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P
Signs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Temporary Activities if licensed by the city	C	C	C	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Uses and structures similar to uses and structures requiring C Review	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Uses and structures similar to uses and structures permitted with review (P)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

See Notes at end of Section 7.6 charts.

NOTES:

1. Only for residential uses in existence as of April 1, 2016.
2. Only as part of a mixed-use development.
3. Only on a lot of record as of April 1, 2016.
4. Only in single and two-family dwellings existing as of April 1, 2016.
5. Only as a replacement of a modular/mobile less than twenty (20) feet wide existing as of April 1, 2016.
6. Limited to a maximum of ten thousand (10,000) square feet of floor area per use.
7. All operations and storage of equipment and material must occur within a building or a fully enclosed storage area.
8. Only in a building in existence on April 1, 2016.
9. Only on lots that have frontage on Brunswick Avenue.
10. Only in a mixed-use building that is part of a residential subdivision developed using the alternative development standards of Section 7.8.12.
11. Only on lots that have frontage on Brunswick Avenue, Church Street, Highland Avenue, or Water Street.
12. The regulation of Timber Harvesting where permitted is administered by the State Forestry Bureau
13. An applicant that has received a conditional license from the State of Maine for a marijuana establishment may apply for City approval of that category of establishment. Any approval based upon a conditional state license shall be conditioned on the applicant receiving an active license from the state within one hundred eighty (180) days of the date of the City's approval. If the applicant fails to obtain an active license within that period, all City approvals and permits are void.
14. A Marijuana Products Manufacturing Facility in the Intown Commercial District is only allowed if conducted within a commercial kitchen setting of less than four thousand (4,000) square feet and not using any "inherently hazardous substances" as defined by Title 285B Section 102(20) M.R.S. Chapter 558-C.
15. Marijuana establishments may be prohibited in some areas where they are otherwise allowed due to restrictions relating to the prior use of federal funding by the City. Consult with the Code Enforcement Officer to determine if this use is allowed at a particular location.
16. The manufacturing of marijuana products that does not involve the use of inherently hazardous substances is allowed as an accessory use for a licensed marijuana cultivation facility.



### 7.7 Dimensional Requirements

Lots in all districts shall meet or exceed the following minimum requirements except for lots located in an open space subdivision approved and developed in accordance with the provisions of 10.23 Open Space Design.

#### Legend

The legend in the left-hand column identifies the various zoning districts as follows:

RP	Resource Protection	SLR	Shoreland Overlay Limited Residential
SL	Shoreland	RG	Residential Growth
R	Rural	HDR	High Density Residential
PR	Professional/Residential	TD	Traditional Downtown
PIC	Planned Industrial/Commercial	PD	Planned Development
CC	Cobbossee Corridor	ECR	Education/Community Recreation
MUV	Mixed Use Village	PHD	Planned Highway Development
IT	Intown Commercial	CPD	Cobbossee Planned Development

District	Min. Lot with Sewer Sq. Ft. <sup>19</sup>	Min. Lot w/o Sewer Sq. Ft. <sup>19</sup>	Min. Road Front Feet <sup>19</sup>	Min. Shore Front Feet <sup>1</sup>	Min. Road Set-Back Feet <sup>2-18, &amp;20</sup>	Max. Road Set-Back Feet <sup>11</sup>	Min. Side Set-Back Feet <sup>20</sup>	Min. Rear Set-Back Feet <sup>20</sup>	Min. Shore Set-Back Feet <sup>20</sup>	Max. Hght. Feet	Max. Lot Cov. %	Multi-Family Density Sq. Ft.
RP	40,000	40,000	100	200	50/75	NA	20	20	100	35	5%	n/a
SLR	10,000	n/a	100	100	25/50	NA	10	10	75	45	35%	5,000 <sup>8</sup>
SL	60,000	60,000	200	200	75/100	NA	25	25	100	35	20%	60,000
R <sup>17 &amp; 21</sup>	60,000 <sup>15</sup>	80,000 <sup>15</sup>	200 <sup>16</sup>	200	50/75	NA	30	30	100	35	20%	80,000 <sup>6</sup>
RG	10,000	40,000	100 or 75 with sewer	125	25/50	NA	15	15	100	35	25%	7,500 <sup>9,10</sup>
HDR	10,000	20,000	75	125	25/50	NA	10	10	100	35	35%	5,000 <sup>5</sup>
PR	7,500	20,000	75	n/a	20/40	NA	10	10	n/a	35	40%	7,500 <sup>7,9</sup>
TD	None	20,000	None	50	15	10 <sup>13</sup>	0	0	25	75	80% <sup>4</sup>	See Note 12
PIC	40,000	80,000	200	125	50/75	NA	15	15	100	150	80%	n/a
PD	30,000	60,000	150	125	50/75	NA	25	25	100	75	50%	6,000 <sup>9,10</sup>
ECR	10,000	20,000	100	125	75/100	NA	20	20	n/a	45	60%	n/a
CC	5,000	n/a	50	50	15/5	NA	10	10	25	75	70%	1,200
MUV	30,000	60,000	150	125	25/50	50/75	25	25	100	75	50%	6,000 <sup>9,10</sup>



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

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### *Right Now You Are A Customer*

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

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

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

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

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

### *You May Become A Client*

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

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

#### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

### **Remember!**

*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

*To Be Completed By Licensee*

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

*To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*