



Town of Bowdoinham

Planning Board Permit Application

PERMIT REQUESTED:

- Site Plan Review – Tier II
- Site Plan Review – Tier III
- Land Use
- Subdivision – Minor (Five or Fewer Lots)
- Subdivision – Major (Six or More Lots)
- Shoreland/Floodplain

APPLICANT INFORMATION:

Applicant's Name: Yun Jim Zhang Phone: [REDACTED]
 Applicant's Mailing Address: [REDACTED] Email: [REDACTED]
 Owner's Name: Summer Properties, LLC Phone: 727 460 6972
 Owner's Mailing Address: 612 Loudon Ave Doreen RI Email: Selie_scagrass@yahoo.com
 Agent's Name: 34698 Phone: _____
 Agent's Mailing Address: _____ Email: _____

PROPOSED ACTIVITY (Check all that apply):

- Multi-Family Dwelling Unit
- Subdivision
- Land Use Change
- Commercial Use
- Agricultural/Resource Use
- Industrial Use
- Automotive/Junkyard
- Marijuana

PROPOSAL INFORMATION:

Property Address: 205 Cardony Machine Rd Tax Map: R06 Lot: 40 Subdivision (Y/N): (N)
 Land Use District: Village District I Village District II Residential/Agricultural
 Size of Lot/Parcel: _____ Road Frontage: _____ Driveway/Entrance (New/Existing): _____
 Road Ownership: Town State New Private Existing Private
 Proposed Lot Coverage (%): EX Proposed Building Height: EX Proposed Number of Bedrooms: _____
 Proposed Dimensions of Buildings/Use: EXISTING STRUCTURE 120' X 50'
 Proposed Signage Location/Dimensions: N/A
 Subdivision (New/Existing/None): N/A Existing Lots/Units: N/A Proposed Lots/Units: N/A
 Water Supply: Existing Private Well New Private Well Public Water
 Subsurface Wastewater Disposal (New/Existing): EX Tank Size: EX Design Flow: EX
 Shoreland District: Resource Protection Limited Residential Limited Commercial General Dev. I
 General Dev. II Commercial Fisheries/Maritime Activities Stream protection
 Floodplain (Y/N): N Floodplain Zone (Zone A/Zone AE): _____ Proposed Elevation Above Floodplain Zone: _____
 Tax Program: No Tax Programs Agricultural Open Space Tree Growth
 Site Inventory and Analysis Required (Tier III or Subdivision Only, Y/N): N Select Board Licensing Required (Y/N): Y
 Code Enforcement Officer Permit(s) Required (Y/N): Y New E-911 Address Required (Y/N): N

STATEMENT OF INTENDED USE:

The building has been utilized to cultivate Medical Cannabis. As the new tenant would like to obtain the town's approval to continue using the building for the same purpose.

REQUIRED ATTACHMENTS:

The Site Plan Review Submission Checklist must be completed and submitted with this application. Please attach any required materials and documents as outlined by the checklist and Article 10 of the Land Use Ordinance. Submission requirements may be waived if that information is not required to determine compliance with applicable standards. All materials must be submitted at least twenty-one (21) days prior to the meeting at which they are to be considered. In all instances, the burden of proof shall be upon the applicant to present adequate information to indicate the statutory criteria for approval and that performance standards have been or will be met, per Article 11.D. of the Land Use Ordinance.

I certify that I have read and completely understand the application; I certify that the information contained in this application and its attachments are true and correct; I understand that all documentation provided on this form, and all other documents submitted as part of my proposal are a matter of public record; I understand that copies of this information may be supplied upon request to an interested party; I understand that additional funds may be required through the course of review for special studies, legal review costs, and/or engineering review; I understand that it is my responsibility to know and pay for any tax penalty that may result from said project; I understand that the information contained in this application is background information and some applications may require additional tests, maps, documentation or submissions as required by the Planning Board:

Applicant's Signature: [Signature]

Print Name: TONY ZHANG

Date: 1/13/26

FOR OFFICE USE ONLY

Date Received: 1-20-26 Received By: Jason Lorrain

HHE-200: N/A HHE-211: N/A Code Enforcement Officer Permit Number(s): N/A

Date of First Planning Board Meeting: 2-26-26 Date of Public Hearing: 3-26-26

Total Application Fee: \$500.00 Escrow(Y/N): Y Date Paid: 1-20-26

Staff Signature: [Signature] Date Approved: 3-26-26

ESCROW ACCOUNT AUTHORIZATION:

Upon approval or denial, the applicant will be issued a bill for costs accrued by the Town during the review process. These fees may include the cost of public noticing, mailing, printing, legal consultation, and technical consultation. A Technical Review Fee may be collected and deposited into an escrow account for certain applications as required by the Land Use Ordinance. This fee is designed to exclusively cover the cost of legal and technical consultation. For more information on Technical Review Fees, please consult *Article 7.A.2.b.*, *Article 9.B.3.b.*, and/or *Article 10.B.3.b.* of the Land use Ordinance.


By signing below, you authorize the Town to deduct the cost of public noticing, mailing, and printing from the remaining balance of your escrow account. This is in addition to any legal and technical consultation costs that would normally be withdrawn from the account. An itemized bill will be issued to you before the funds are withdrawn, and any remaining portion of the account will be returned to you.


Applicant's Signature

Yun Sin Zhang
Print Name

1/13/26
Date

FOR OFFICE USE ONLY

Date Received: 1-20-26 Staff Signature: 

Escrow Account Number: 1-1060-16

Item	Total
Escrow Amount Collected	\$500.00
Technical Review Fees	
Public Noticing Fees	
Mailing Fees	\$14.80
Escrow Amount Returned	\$485.20



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

Town Manager, Nicole Briand

Date: March 27, 2026

Code Enforcement Officer:

Jason Lorrain

ceo@bowdoinham.com

(207) 666-3089

Bill to:

Sumner Properties LLC

612 Loudon Ave

Dunedin, FL 34698

R06 40

Make Checks Payable to:
Town of Bowdoinham

Property: 205 Carding Machine Road

Item	Date	Description	Escrow #	Notes	Total
Site Plane Review Tier II Application	3/27/2026	Postage fee for twenty (20) abutter notices	1-1060-16	1 abutter notice = .74 cents. Total of twenty (20).	\$14.80
				Subtotal	\$14.80
				Shipping, Fax, Email	
				Miscellaneous	
				Balance Due Upon Receipt	\$14.80

Abutter List- 205 Carding Machine Road

Tax Map: R06, Lot: 40

1. David L. Berry
21 Dinsmore Cross Road
Bowdoinham, Me 04008
Tax Map: R06, Lot: 17
2. Cynthia A. Lamoreau
193 Carding Machine Road
Bowdoinham, Me 04008
Tax Map: R06, Lot: 40-A
3. Brian G. Petrie
231 Carding Machine Road
Bowdoinham, Me 04008
Tax Map: R06, Lot: 40-F
4. James D. Valley
23 Lincoln Street
Richmond, Me 04357
Tax Map: R06, Lot: 40-G
5. Department of Inland Fisheries and Wildlife
14 Main Street
Brunswick, Me 04011
Tax Map: R06, Lot: 40-H

AE, LLC
[REDACTED]
[REDACTED]

Bowdoinham Planning Board
Town of Bowdoinham
Bowdoinham, ME 04008

Dear Members of the Planning Board

Subject: Tier 2 application responses and usage information

(10.B.5.c.v.A.) Completed application form.

Included

(10.B.5.c.v.B.) Evidence of payment of the application and technical review fees.

**Postal Money order from applicant: AE, LLC: \$1,000 dollars.
\$500 Application \$500 Escrow**

(10.B.5.c.v.C.) Eleven (11) copies of all maps and written materials.

Included with Submission

record owner's name, address, and phone number and applicant's name, address, and phone number, if different;

See Planning Board Permit Application

names and addresses of all property owners within two hundred (200) feet of any and all property boundaries;

Abutters List: 205 Carding Machine Road

1. David L. Berry

**21 Dinsmore Cross Road
Bowdoinham, ME 04008
Tax Map: R06, Lot 40**

2. Cynthia A. Lamoreau

**193 Carding Machine Road
Bowdoinham, ME 04008
Tax Map: R06, Lot 40-A**

3. Brian G. Petria

**231 Carding Machine Road
Bowdoinham, ME 04008
Tax Map: R06, Lot 40-F**

4. James D. Valley

**23 Lincoln Street
Richmond, ME 04357
Tax Map: R06, Lot 40-G**

5. Department of Inland Fisheries and Wildlife

**14 Main Street
Brunswick, ME 04011
Tax Map: R06, Lot 40-H**

the tax map and lot number of the parcel or parcels on which the project is to be located;

See Attached Tax Map

(10.B.5.c.v.C.2.d,g,i-k.) General Information:

sketch map showing general location of the site within the municipality based upon a reduction of the tax maps;

a copy of the deed to the property, an option to purchase the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant;

See Attached Lease Agreement

cost of the proposed development;

Monthly Rent, Utilities, Supplies and Licensing: 15,000/month

evidence of the applicant's technical capability to carry out the project as proposed:

Applicant has qualified for all State of Maine OCP licensing to include: RIC, CGR, DSP, and has extensive cannabis cultivation experience.

(10.B.5.c.v.C.3.) Existing Conditions Site Plan including the following

the location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or immediately adjacent to the site;

Please See Attached Rendering

location of intersecting roads or driveways within two hundred (200) feet of the site;

Please see attached Tax Map

the location of the nearest fire hydrant or other water supply for fire protection.

249 Carding Machine Road. Hydrant connected to pond.

10.B.5.c.v.C.4.)

provisions for handling all solid wastes, including hazardous and special wastes, and the location and proposed screening of any on-site collection or storage facilities;

Dumpster Service via Riverside

location and type of exterior lighting;

Please see attached renderings for exterior light locations

the location of all utilities, including fire protection systems;
a general description of the proposed use or activity;

Please see attached pictures

an estimate of the peak hour and daily traffic to be generated by the project;

1 Vehicle but no more than 4 vehicles; Monday-Friday from 9-1 pm.

(10.C.1., 10.D.1.a-c.) Vehicular Access – The proposed site layout will provide for safe access to and egress from public and private roads.

Existing and Permitted property with established safe ingress and egress to Carding Machine Road. Please See attached overhead picture of property.

(10.C.2., 10.D.2.a-e.) Internal Vehicular Circulation – The proposed site layout will provide for the safe movement of passenger, service, and emergency vehicles through the site.

Existing and Permitted property with ample parking. See attached pictures.

(10.C.3., 10.D.3.a-f.) Pedestrian Circulation – The proposed site layout will provide for safe pedestrian circulation both on-site and off-site.

Existing and permitted property with established internal and external layouts that accommodate for the safe circulation of pedestrians both inside and out.

10.C.12., 10.D.12.a-b.) Water Supply – The proposed development will be provided with an adequate supply of water.

Private Well, with a 5 GPM flow rate.

(10.C.26., 10.D.26.a-b.) Air Quality – The proposed development will not result in undue air pollution or odors.

Please reference the renderings to see designated locations of odor mitigation equipment throughout the facility.

(10.C.30., 10.D.30.a-b.) Noise – The proposed development will control noise levels so that it will not create a nuisance for neighboring properties.

The project is not a development and cultivation operations will never generate a decibel level in violation of Town noise ordinances.

(10.C.31.) Compliance with Ordinances – The proposed development conforms with the provisions of this Land Use Ordinance and other ordinances and regulations of the Town of Bowdoinham..

This proposed use will be compliant with the Land Use Ordinance and other ordinances and regulations of the Town of Bowdoinham and the State of Maine.

(10.C.32.) Town Plans & Vision Statements – The proposed development is consistent with the intent of the Town's Plans, including but not limited to the Comprehensive Plan, Waterfront Plan, and Transportation Vision Statement.

The proposed project and use at 205 Carding machine Road meets the allowable use criteria under the ordinances.

Conclusion:

Once again, I express my gratitude for the Board's consideration. I trust that the information provided will provide the Board with a comprehensive and accurate understanding of the proposed project and the intended use of the property situated at 205 Carding Machine Road.

Sincerely,

Yunjin Zhang
Member
AE, LLC

AE, LLC
[REDACTED]
[REDACTED]
[REDACTED]

Bowdoinham Planning Board
Town of Bowdoinham
Bowdoinham, ME 04008

Dear Members of the Planning Board

Subject: Waiver Request for project located at 205 Carding Machine Road.

I hope this letter finds you well. I am writing to formally request a waiver from certain informational requirements under Article 10 of the Land Use Ordinance in relation to my proposed Land Use project located at 205 Carding Machine Road.

Project Overview:

The property at 205 Carding Machine Road has an existing 50x120 foot commercial building with abundant space and accessory units. Including an attached Office area with Bathroom. The property was developed in 1991, and has two existing permitted structures built on a 4 acre lot. (See attached photo). My understanding is the 50x120 ft building was converted internally to support an indoor licensed Medical Cannabis Cultivation sometime in 2019, which included an upgrade with CMP to ensure the proper transformer size needed to support the buildings energy needs, installation of odor mitigation equipment, and security monitoring both inside and outside of the building. As a result of these improvements, the space has been operating as a licensed concern with OCP and in harmony with the community for years. My intention is to establish the necessary approvals with the Town and State, to make no structural changes to the building or property, and to continue using the building in exactly the same way it has been operating in for years, and certainly with the same level of respect for the community the prior tenants had demonstrated.

Waiver Details:

Because of the number of provisions I am seeking waivers for I thought it expeditious to group the articles together that all met the criteria for the following answers:

Existing and permitted property and structures. (E&P)
Allowable Use (AU)
Not Applicable (N/A)

The specific provisions from which I am seeking a waiver for are as follows:

10.B.5.c.v.C.2.a-c,e,f,h)

The location of all required building setbacks, yards, and buffers :

(E&P)

the name, registration number and seal of the person who prepared the plan, if applicable.

Self Prepared. (N/A)

(10.B.5.c.v.C.2.d,g,i-k.)

evidence of the applicant's financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing indicating the name of the project, amount of financing proposed or available, and individual's or institution's interest in financing the project or in the form of a letter from a certified accountant or annual report indicating that the applicant has adequate cash flow to cover anticipated costs;

Not a new development or infrastructure project. (N/A)

(10.B.5.c.v.C.3.)

zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in two (2) or more zoning districts or subdistricts or abuts a different district;

(E&P)

the bearings and length of all property lines of the property to be developed and the source of this information;

(E&P)

location and size of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property to be developed and on abutting streets or land that may serve the development and an assessment of their adequacy and condition to meet the needs of the proposed use. Appropriate elevations must be provided as necessary to determine the direction of flow;

(E&P)

location, names, and present widths of existing public and/ or private streets and rights - of-way within or adjacent to the proposed development;

Town owned public road: Carding Machine Road

The location, dimensions, and ground floor elevation of all existing buildings on the site;

(E&P)

location of intersecting roads or driveways within two hundred (200) feet of the site;

Please refer to attached Tax Map

the location of open drainage courses, wetlands, stonewalls, graveyards, fences, stands of trees, and other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/ or archaeological resources, together with a description of such features;

Existing development. (E&P)

the direction of existing surface water drainage across the site, and any off-site drainage facilities that will be used;

Existing development. (E&P)

the location, front view, dimensions, and lighting of existing signs;

(N/A) No. Signage

location and dimensions of any existing easements and copies of existing covenants or deed restrictions;

There are no easements or restrictions. Existing development. (N/A)

(10.B.5.c.v.C.4.)

estimated demand for water supply and sewage disposal, together with the location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed;

The existing water supply on the property is a well with a flow rate of 5 (GPM). More than adequate supply generation for the entire property's needs. Water for the indoor cultivation is pumped into reservoir tanks inside the building to prevent any demand pressures on the well and water recapture technology is also employed to reduce water demand.

The septic system is left to just normal discharge from the residence and building. The plants are set up on automated drip feeders and receive multiple injections of nutrient rich water from the reservoirs on a schedule throughout the day. There is no discharge or waste from the plants as this process allows for discharge via transpiration and evaporation with subsequent reclamation through dehumidification. The collected dehumidification water is then used as source material to replenish water reserves and to re-feed the plants. This process is economical and mitigates water demands on the well.

the direction of proposed surface water drainage across the site, and from the site, with an assessment of impacts on downstream properties;

(E&P)

the location, dimensions, and materials to be used in the construction of proposed driveways, parking and loading areas, and walkways and any changes in traffic flow onto or off-site;

(E&P)

a grading plan showing the existing and proposed topography of the site at two (2) foot contour intervals, or such other interval as the Planning Board may determine
proposed landscaping and buffering;

(E&P)

the location, dimensions, and ground floor elevation of all proposed buildings or building expansion proposed on the site;

(E&P)

location of proposed signs together with the method for securing the sign;

No signage. (N/A)

the existing and proposed method of handling stormwater runoff, erosion and sedimentation control measures, and water quality and/or phosphorous export management provisions;
a written statement from any utility district providing service to the project as to the adequacy of the water supply in terms of quantity and pressure for both domestic and fire flows;
breakdown of proposed project costs;

(E&P)

space on the plan for the signatures of the Planning Board and date together.

(N/A). Not producing an Enlarged Plan

(10.C.4., 10.D.4.) Municipal Services – The development will not have an unreasonable adverse impact on municipal services, including municipal road systems, fire department, solid waste program, schools, open spaces, recreational programs and facilities, and other municipal services and facilities.

(E&P)

(10.C.5., 10.D.5.a-b.) Visual Impact – The proposed development will not have an adverse effect on the scenic or natural beauty of the area, including water views and scenic views.

(E&P)

(10.C.7., 10.D.7.a-f.) Signage – The proposed signage will not detract from the design of the proposed development and the surrounding properties and will not constitute hazards to vehicles and pedestrians.

(N/A) No Signage

(10.C.8., 10.D.8.a-g.) Buildings – The proposed structures will relate harmoniously to the terrain and to existing buildings in the vicinity, so as to have a minimally adverse effect on the environmental and aesthetic qualities of the neighboring areas.

(E&P)

(10.C.9., 10.D.9.a-b.) Landscaping – The proposed development will provide adequate landscaping in order to define, soften, and/or screen the appearance of parking and developed areas as well as to enhance the physical design of the buildings and the overall development.

(E&P)

(10.C.10., 10.D.10.a-e.) Buffering – The proposed development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas.

(E&P)

(10.C.11., 10.D.11.) Utilities – The proposed development will not impose an unreasonable burden on existing utilities.

(E&P)

(10.C.12., 10.D.12.a-b.) Water Supply – The proposed development will be provided with an adequate supply of water.

Well. (N/A)

(10.C.13., 10.D.13.a-b.) Sewage Disposal – The proposed development will be provided with adequate sewage waste disposal.

(E&P)

(10.C.14., 10.D.14.) Fire Protection – The proposed development will have adequate fire protection.

Smoke Detectors and extinguishers located throughout the building.

(10.C.15., 10.D.15.a-c.) Capacity of Applicant – The applicant has the capacity to carry out the proposed project.

Not a new development.

(10.C.16., 10.D.16.) Shoreland – The proposed development will be in compliance with the Town's Shoreland Zoning Ordinance.

(E&P)

(10.C.17., 10.D.17.) Floodplain – The proposed development will be in compliance with the Town's Floodplain Management Ordinance.

(E&P)

(10.C.18., 10.D.18.i-iii.) Wetlands & Waterbodies – The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable.

(E&P)

(10.C.19., 10.D.19.a-b.) Historic & Archaeological – The proposed development will not have an adverse effect on historic and/or archaeological sites.

(E&P)

(10.C.20., 10.D.20.) Groundwater – The proposed development will not adversely impact either the quality or quantity of groundwater available to abutting properties or to public water supply systems.

(E&P)

(10.C.21., 10.D.21.a.) Wildlife Habitat – The proposed development will not have an undue adverse effect on wildlife habitat.

(E&P)

(10.C.22., 10.D.22.a-b.) Natural Areas – The proposed development will not have an undue adverse effect on rare and irreplaceable natural areas.

(E&P)

(10.C.23., 10.D.23.a-c.) Environmental Impact – The landscape will be preserved in its natural state to the extent that is practical by minimizing tree removal, disturbance of soil and retaining existing vegetation.

(E&P)

(10.C.24., 10.D.24.) Solid Waste Management – The proposed development will provide for adequate disposal of solid wastes:

Property has a contract with Riverside for Dumpster service. A Dumpster is onsite.

(10.C.27., 10.D.27.a-c.) Water Quality – The proposed development will not result in water pollution.

Property has a well.

(10.C.28., 10.D.28.a-g.) Stormwater – The proposed development will provide for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other impervious surfaces, which must not have an adverse impact on abutting or downstream Properties.

(E&P)

(10.C.29., 10.D.29.a-b.) Sedimentation & Erosion Control – The proposed development will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.

(E&P)

Conclusion:

I appreciate your consideration of this waiver request. I sincerely believe that granting these waivers will enable me to proceed with a project that will continue to work as it has in the past, but will now be inclusive of the Town's oversight and approval.

I am happy to provide any additional information or to attend a meeting to discuss these requests in further detail. Thank you for your time and consideration.

Sincerely,

Yunjin Zhang
Member
AE, LLC

AE, LLC
[REDACTED]
[REDACTED]
[REDACTED]

Bowdoinham Planning Board
Town of Bowdoinham
Bowdoinham, ME 04008

Dear Members of the Planning Board

Subject: Tier 2 Application Waiver Request for project located at 205 Carding Machine Road.

I hope this letter finds you well. I am writing to formally request a waiver from certain informational requirements under Article 10 of the Land Use Ordinance in relation to my proposed Land Use project located at 205 Carding Machine Road.

Project Overview:

The property located at 205 Carding Machine Road features an existing 50x120-foot commercial building that offers ample space and accessory units. Notably, the property includes an attached office area equipped with a bathroom. Developed in 1991, the property encompasses a 4-acre lot and houses two existing permitted structures. (Refer to the attached photograph for visual confirmation.)

My understanding is that the 50x120-foot building underwent an internal conversion in 2019 to accommodate an indoor licensed Medical Cannabis Cultivation facility. This conversion involved upgrades to ensure the appropriate transformer size to meet the building's energy requirements, including the installation of odor mitigation equipment and security monitoring both within and outside the building. Consequently, the facility has been transformed into a low-profile, turnkey, and compliant grow operation.

Given the aforementioned developments and the fact that the space has been operating as a licensed concern with the Office of Cannabis Regulation (OCP) and in harmony with the community for over five years, I intend to secure the necessary approvals from the Town and State. This involves making no structural modifications to the existing exterior building, interior structure, or property. The facility will continue to operate in the same manner as it has been for years, maintaining the same level of respect for the community that was demonstrated by the previous tenants.

Waiver Details:

Due to the number of provisions I am requesting waivers for, I have decided to consolidate the articles that all met the criteria for the following responses:

Existing and permitted property and structures. (E&P)
Allowable Use (AU)
Not Applicable (N/A)

The specific provisions from which I am seeking a waiver for are as follows:

10.B.5.c.v.C.2.a-c,e,f,h)

The location of all required building setbacks, yards, and buffers :

(E&P)

the name, registration number and seal of the person who prepared the plan, if applicable.

Self Prepared. (N/A)

(10.B.5.c.v.C.2.d,g,i-k.)

evidence of the applicant's financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing indicating the name of the project, amount of financing proposed or available, and individual's or institution's interest in financing the project or in the form of a letter from a certified accountant or annual report indicating that the applicant has adequate cash flow to cover anticipated costs;

Not a new development or infrastructure project. (N/A)

(10.B.5.c.v.C.3.)

zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in two (2) or more zoning districts or subdistricts or abuts a different district;

(E&P)

the bearings and length of all property lines of the property to be developed and the source of this information;

(E&P)

location and size of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or

installations, and power and telephone lines and poles on the property to be developed and on abutting streets or land that may serve the development and an assessment of their adequacy and condition to meet the needs of the proposed use. Appropriate elevations must be provided as necessary to determine the direction of flow;

(E&P)

location, names, and present widths of existing public and/ or private streets and rights - of-way within or adjacent to the proposed development;

Town owned public road: Carding Machine Road

The location, dimensions, and ground floor elevation of all existing buildings on the site;

(E&P)

location of intersecting roads or driveways within two hundred (200) feet of the site;

Please refer to attached Tax Map

the location of open drainage courses, wetlands, stonewalls, graveyards, fences, stands of trees, and other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/ or archaeological resources, together with a description of such features;

Existing development. (E&P)

the direction of existing surface water drainage across the site, and any off-site drainage facilities that will be used;

Existing development. (E&P)

the location, front view, dimensions, and lighting of existing signs;

(N/A) No. Signage

location and dimensions of any existing easements and copies of existing covenants or deed restrictions;

There are no easements or restrictions. Existing development. (N/A)

(10.B.5.c.v.C.4.)

estimated demand for water supply and sewage disposal, together with the location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed;

The existing water supply on the property is a well with a flow rate of 5 (GPM). More than adequate supply generation for the entire property's needs. Water for the indoor cultivation is pumped into reservoir tanks inside the building to prevent any demand pressures on the well and water recapture technology is also employed to reduce water demand.

The septic system is left to just normal discharge from the residence and building. The plants are set up on automated drip feeders and receive multiple injections of nutrient rich water from the reservoirs on a schedule throughout the day. There is no discharge or waste from the plants as this process allows for discharge via transpiration and evaporation with subsequent reclamation through dehumidification. The collected dehumidification water is then used as source material to replenish water reserves and to re-feed the plants. This process is economical and mitigates water demands on the well.

the direction of proposed surface water drainage across the site, and from the site, with an assessment of impacts on downstream properties;

(E&P)

the location, dimensions, and materials to be used in the construction of proposed driveways, parking and loading areas, and walkways and any changes in traffic flow onto or off-site;

(E&P)

a grading plan showing the existing and proposed topography of the site at two (2) foot contour intervals, or such other interval as the Planning Board may determine
proposed landscaping and buffering;

(E&P)

the location, dimensions, and ground floor elevation of all proposed buildings or building expansion proposed on the site;

(E&P)

location of proposed signs together with the method for securing the sign;

No signage. (N/A)

the existing and proposed method of handling stormwater runoff, erosion and sedimentation control measures, and water quality and/or phosphorous export management provisions;
a written statement from any utility district providing service to the project as to the adequacy of the water supply in terms of quantity and pressure for both domestic and fire flows;
breakdown of proposed project costs;

(E&P)

space on the plan for the signatures of the Planning Board and date together.

(N/A). Not producing an Enlarged Plan

(10.C.4., 10.D.4.) Municipal Services – The development will not have an unreasonable adverse impact on municipal services, including municipal road systems, fire department, solid waste program, schools, open spaces, recreational programs and facilities, and other municipal services and facilities.

(E&P)

(10.C.5., 10.D.5.a-b.) Visual Impact – The proposed development will not have an adverse effect on the scenic or natural beauty of the area, including water views and scenic views.

(E&P)

(10.C.7., 10.D.7.a-f.) Signage – The proposed signage will not detract from the design of the proposed development and the surrounding properties and will not constitute hazards to vehicles and pedestrians.

(N/A) No Signage

(10.C.8., 10.D.8.a-g.) Buildings – The proposed structures will relate harmoniously to the terrain and to existing buildings in the vicinity, so as to have a minimally adverse effect on the environmental and aesthetic qualities of the neighboring areas.

(E&P)

(10.C.9., 10.D.9.a-b.) Landscaping – The proposed development will provide adequate landscaping in order to define, soften, and/or screen the appearance of parking and developed areas as well as to enhance the physical design of the buildings and the overall development.

(E&P)

(10.C.10., 10.D.10.a-e.) Buffering – The proposed development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas.

(E&P)

(10.C.11., 10.D.11.) Utilities – The proposed development will not impose an unreasonable burden on existing utilities.

(E&P)

(10.C.12., 10.D.12.a-b.) Water Supply – The proposed development will be provided with an adequate supply of water.

Well. (N/A)

(10.C.13., 10.D.13.a-b.) Sewage Disposal – The proposed development will be provided with adequate sewage waste disposal.

(E&P)

(10.C.14., 10.D.14.) Fire Protection – The proposed development will have adequate fire protection.

Smoke Detectors and extinguishers located throughout the building.

(10.C.15., 10.D.15.a-c.) Capacity of Applicant – The applicant has the capacity to carry out the proposed project.

Not a new development.

(10.C.16., 10.D.16.) Shore land – The proposed development will be in compliance with the Town's Shore land Zoning Ordinance.

(E&P)

(10.C.17., 10.D.17.) Floodplain – The proposed development will be in compliance with the Town's Floodplain Management Ordinance.

(E&P)

(10.C.18., 10.D.18.i-iii.) Wetlands & Waterbodies – The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable.

(E&P)

(10.C.19., 10.D.19.a-b.) Historic & Archaeological – The proposed development will not have an adverse effect on historic and/or archaeological sites.

(E&P)

(10.C.20., 10.D.20.) Groundwater – The proposed development will not adversely impact either the quality or quantity of groundwater available to abutting properties or to public water supply systems.

(E&P)

(10.C.21., 10.D.21.a.) Wildlife Habitat – The proposed development will not have an undue adverse effect on wildlife habitat.

(E&P)

(10.C.22., 10.D.22.a-b.) Natural Areas – The proposed development will not have an undue adverse effect on rare and irreplaceable natural areas.

(E&P)

(10.C.23., 10.D.23.a-c.) Environmental Impact – The landscape will be preserved in its natural state to the extent that is practical by minimizing tree removal, disturbance of soil and retaining existing vegetation.

(E&P)

(10.C.24., 10.D.24.) Solid Waste Management – The proposed development will provide for adequate disposal of solid wastes:

**Property has a contract with Riverside for Dumpster service.
A Dumpster is onsite.**

(10.C.27., 10.D.27.a-c.) Water Quality – The proposed development will not result in water pollution.

Property has a well.

(10.C.28., 10.D.28.a-g.) Stormwater – The proposed development will provide for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other impervious surfaces, which must not have an adverse impact on abutting or downstream Properties.

(E&P)

(10.C.29., 10.D.29.a-b.) Sedimentation & Erosion Control – The proposed development will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.

(E&P)

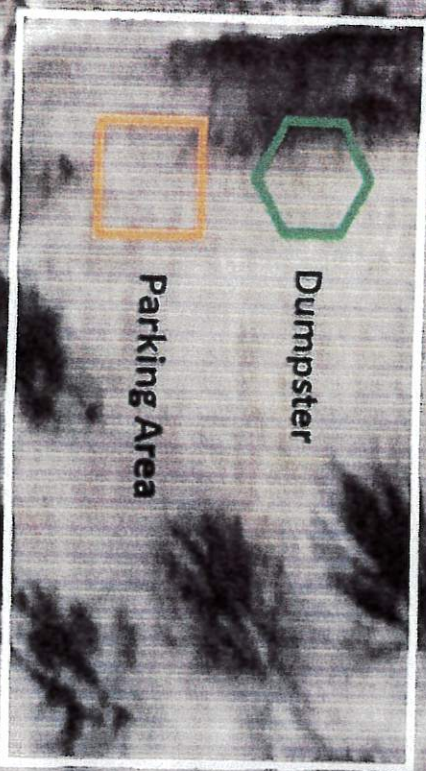
Conclusion:

I acknowledge your consideration of this waiver request. I firmly believe that granting these waivers will facilitate the continuation of a project that has demonstrated its efficacy in the past, while now incorporating the Town's oversight and approval.

I am willing to provide any additional information or attend a meeting to further elaborate on these requests. Thank you for your time and attention to this matter.

Sincerely,

Yunjin Zhang
Member
AE, LLC



Dumpster

Parking Area

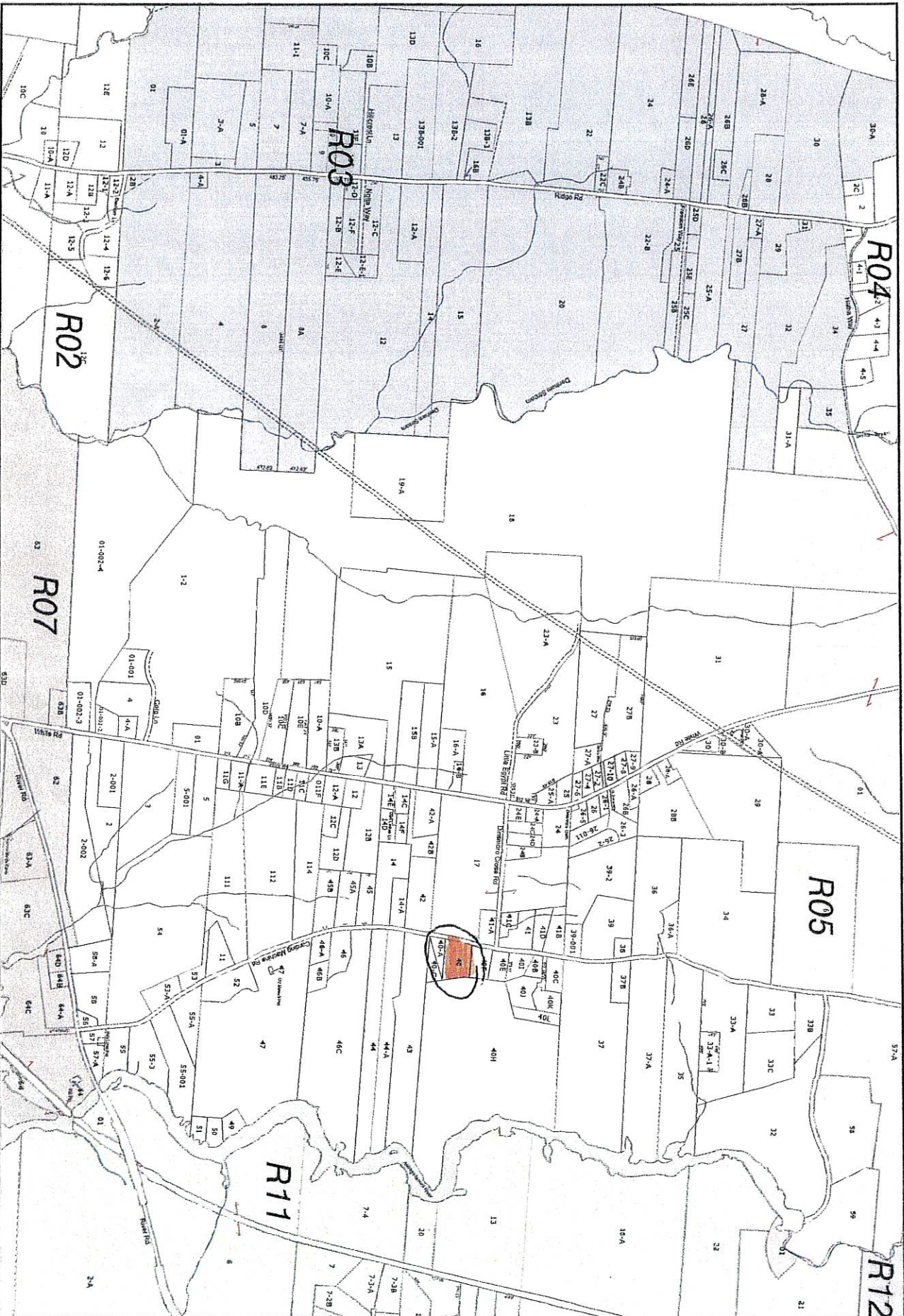
A legend box containing two symbols: a green hexagon labeled 'Dumpster' and an orange square labeled 'Parking Area'.

205 Cardling
Machine Rd
Recently viewed



Map symbols overlaid on the satellite image: a red location pin, an orange square, two orange squares, and a green hexagon.





PROPERTY MAP
BOWDOINHAM
MAINE

James H. Thomas
Solutions of Maine

LEGEND

—	PROPERTY BOUNDARY
—	LOT
—	FRONT YARD
—	REAR YARD
—	WATER
—	WETLAND

The information is not to be used for any other purpose.

SCALE IN FEET

2025

R06

TOWN OF BOWDOINHAM

SITE PLAN REVIEW SUBMISSION CHECKLIST

Please Reference Article 10 of the Land Use Ordinance

INSTRUCTIONS: All materials must be submitted at least twenty-one (21) days prior to the meeting at which it is to be considered. Thoroughly complete all applicable sections of this checklist and review the Land Use Ordinance. Materials can be submitted as physical documents or digitally; printing fees may apply. If an application type is not applicable, please check "NO" and write "N/A" in the application type section. The Approval Criteria Narrative is required for all Application Tiers/Types.

WAIVERS: If you would like to request a waiver for a particular standard, please check "NO" and write "WAIVE" in the waiver section. The Board may require information as to why a waiver request was made. Application forms and evidence of right, title, and interest may not be waived. Please note that for Tier I applications, some use-specific standards may only be waived by the Planning Board.

SHORELAND/FLOODPLAIN/SUBDIVISION: For proposals located within a Shoreland Zone, see Article 7. For proposals located within a Flood Hazard Zone, see Article 8. For proposals that meet the definition of a Subdivision, see Article 9.

QUESTIONS: Please refer to Article 10 of the Land Use Ordinance or contact us at:
ceo@bowdoinham.com • planning@bowdoinham.com • www.bowdoinham.com
Tel: (207)666-5531 • Fax: (207)666-5532 • 13 School Street, Bowdoinham, ME 04008



APPLICANTS NAME: Yunjin Zhang	
APPLICANTS MAILING ADDRESS: [REDACTED]	
PHONE NUMBER: [REDACTED]	
EMAIL: [REDACTED]	
LOCATION OF PROPOSAL: 205 Carding Machine Road (Building)	
TAX MAP: R06, Lot 40	
PROJECT DESCRIPTION: 205 Carding Machine Rd has an existing 50x120 ft commercial building that I am seeking use approval for from the Planning Board and the Select Board.	
DATE SUBMITTED:	(STAFF) DATE RECEIVED:

CHECKLIST OVERVIEW:	
TIER I	TIER II
<ul style="list-style-type: none"> • Application Materials and Forms • Overview Site Plan (Map) • Evidence of Right, Title, and Interest • Breakdown of Proposed Costs • Approval Criteria Narrative • Use-Specific, Shoreland, Floodplain, and/or Subdivision Criteria 	<ul style="list-style-type: none"> • Application Materials and Forms • Evidence of Payment • Overview Site Plan (Map) • Evidence of Right, Title, and Interest • General Information Narrative • Existing Conditions Site Plan (Map) • Proposed Development Site Plan (Map) • Approval Criteria Narrative • Use-Specific, Shoreland, Floodplain, and/or Subdivision Criteria
TIER III	
<ul style="list-style-type: none"> • Site Inventory and Analysis and Narrative • Application Materials and Forms • Evidence of Payment • Overview Site Plan (Map) • Evidence of Right, Title, and Interest • General Information Narrative • Existing Conditions Site Plan (Map) • Proposed Development Site Plan (Map) 	<ul style="list-style-type: none"> • Approval Criteria Narrative • Stormwater and Erosion Plan • Groundwater Impact Analysis • Utility Plan • Planting Schedule • Traffic Impact Analysis • Use-Specific, Shoreland, Floodplain, and/or Subdivision Criteria

MINIMUM APPLICATION FEES:			
APPLICATION TYPE	TIER I	TIER II	TIER III
Application Review	\$25.00	\$500.00	\$900.00
Site Inventory and Analysis	N/A	N/A	\$100.00
Technical Review (Escrow)	N/A	\$500.00	\$500.00
Amendment	\$25.00	\$500.00	\$900.00
MINIMUM FEE	\$25.00	\$1000.00	\$1500.00

NOTE: Additional fees may apply. Mailing and noticing fees will be billed to the applicant. Please see Page 3 of the Planning Board Application Permit form for more billing options.

APPLICATION TIER/TYPE EXAMPLE:				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
✓	✗	(Applicable Section) Description.	N/A	
YES	NO	SUBMISSION REQUIREMENT:	WAIVER:	STAFF:
✓	✗	(Applicable Ordinance/Standard) Description.	WAIVE	

**SUMNER PROPERTIES, LLC
COMMERCIAL LEASE**

1. PARTIES

Sumner Properties, LLC with a mailing address of 612 Loudon Ave, Dunedin, Florida 34698 (hereinafter referred to as "LANDLORD"), hereby leases to **Yun Jin Zhang** with a current mailing address of [REDACTED], the following described premises:

2. PREMISES

The premises is located at **205 Carding Machine Road Bowdoinham, ME** (hereinafter referred to as the "Premises").

The leased Premises are accepted in "as is" condition except if specifically set forth to the contrary in this Lease. **TENANT** acknowledges that a) **LANDLORD** has made no representations and **TENANT** is not relying on any representation about the leased Premises, their suitability for any particular use and/or the physical condition thereof; b) that **TENANT** has conducted its own due diligence inquiries with respect to the leased Premises and is satisfied with the results thereof; and (3) that **LANDLORD** is not responsible for **TENANT'S** reliance on any inspection or other report furnished by **LANDLORD**.

3. TERM

The term will be 3 years and begin February 1, 2026 and will terminate in February 2029. There will be an option to renew the lease for an additional 3 years in February of 2029. There is also an opportunity for early termination of the lease by the tenant after the first full year of tenancy with 60 days written notification to the Landlord.

4. RENT

TENANT shall pay to the **LANDLORD** the following monthly rent \$5,500 dollars. Rent will be forwarded to the **LANDLORD**, on or before the due date at: 612 Loudon Ave, Dunedin, Florida 34698.

If **TENANT** does not pay base rent, supplemental and additional rents, or other fees and charges when due pursuant to the terms of this Lease, then **LANDLORD**, in its sole discretion, may charge, in addition to any other remedies **LANDLORD** may have, a late charge for each month or part thereof that **TENANT** fails to pay the amount due after the due date. The late charge shall be equal to 3 percent of the amount due **LANDLORD** each month in addition to the rent then due.

5. UTILITIES

TENANT to pay all utilities.

6. USE OF LEASED PREMISES

TENANT shall use the leased Premises for sub-leasing to state licensed medical marijuana caregivers, and any other lawful purpose. Neither **LANDLORD** nor **LANDLORD'S BROKER** have made any representations to **TENANT** regarding the uses of the leased Premises allowed under applicable law or other restrictions of record, **TENANT** acknowledges and agrees that **TENANT** assumes all responsibility and risk for investigating the same. Additionally, if **TENANT'S** use of the Premises is deemed to be contrary to law, regulation or ordinance, **TENANT** hereby agrees to

7. COMPLIANCE WITH LAWS

TENANT agrees to conform to the following provisions during the entire term of this Lease: (i) **TENANT** shall not injure or deface the leased Premises or building; (ii) No auction sale, inflammable fluids, chemicals, other than those chemicals commonly used for agricultural purposes (which shall be used in compliance with all rules and regulations governing such use and disposal), nuisance, objectionable noise or odor shall be permitted on the leased Premises; (iii) **TENANT** shall not permit the use of the leased Premises for any purpose other than set forth herein or any use thereof which is improper, offensive, contrary to State law or local ordinance, or liable to invalidate or increase the premiums for any insurance on the building or its contents or liable to render necessary any alterations or additions to the building; and (iv) **TENANT** shall not obstruct in any manner any portion of the building not hereby demised, or the approaches to said building or any inside or outside windows or doors. **TENANT** shall observe and comply with all reasonable rules and security regulations and other governmental or quasi-governmental orders or inspections affecting **TENANT**, the leased Premises and/or **TENANT'S** use and all reasonable rules and security regulations now or hereafter made by **LANDLORD** for the care and use of the leased Premises, the building, its facilities and approaches.

TENANT agrees to keep the leased Premises equipped with all safety appliances, including the activation and maintenance of a smoke/fire alarm monitoring system, and make all accessibility alterations, improvements or installations to the building, and/or accommodations in **TENANT'S** use thereof required by law or any public authority as a result of **TENANT'S** use or occupancy of the Premises or **TENANT'S** alterations or additions thereto, which alterations, improvements and installations shall be subject to **LANDLORD'S** consent as provided in this Lease.

8. MAINTENANCE

TENANT acknowledges by entry thereupon that the Premises are in good and satisfactory order, repair and condition. Tenant shall be responsible for lawncare and care of the driveway (snow removal in winter.)

9. LANDLORD'S OBLIGATIONS

LANDLORD agrees to maintain the roof, exterior walls and structure of the building of which the leased Premises are a part, at the commencement of the Term or as it may be put in during the term of this Lease, with reasonable wear and tear, damage by fire and other casualty only excepted, unless such maintenance or repair is made necessary by fault or neglect of the **TENANT** or the employees, contractors, agents or invitees of **TENANT**, in which case such maintenance or repair shall be at the expense of **TENANT** and **TENANT** shall pay all costs thereof.

10. ASSIGNMENT/SUBLEASING

TENANT shall not by operation of law or otherwise, assign, mortgage or encumber this Lease, or sublet or permit the demised Premises or any part thereof to be used by others, without **LANDLORD'S** prior express written consent. **LANDLORD** shall not unreasonably withhold such consent. In any case, where **LANDLORD** shall consent to such assignment or subletting, **TENANT** named herein and any guarantor of this Lease shall remain fully liable for the obligations of **TENANT** hereunder, including, without limitation, the obligation to pay the rent and other amounts provided under this Lease.

11. LANDLORD'S ACCESS

LANDLORD or specified agents of **LANDLORD** shall be provided the security system codes or other means to gain access to the leased Premises and may, at reasonable times (meaning not less than 24 hours' notice nor more than 72 hours' notice prior to entry) during the term of this Lease, enter the leased Premises (i) to examine the leased Premises and, if **LANDLORD** shall so elect, to make any repairs or additions **LANDLORD** may deem necessary and, at **TENANT'S** expense, to remove any alterations, additions, signs, awnings, aerials or flagpoles, or the like, not consented to in writing.

LANDLORD also reserves the right at any time within six (6) months before the expiration of this Lease to affix to any suitable part of the leased Premises a notice for leasing the leased Premises and to keep the signage affixed without hindrance or molestation. **LANDLORD** also reserves the right at any time to affix to any suitable part of the leased Premises a notice for selling the leased Premises or property of which the leased Premises are a part and to keep the same so affixed without hindrance or molestation.

12. LOCAL PERMITS AND APPROVALS

Notwithstanding anything else to the contrary herein, it is the responsibility of **TENANT** to determine all zoning information and secure all necessary or required permits and approvals for its proposed use of the Premises. **LANDLORD** makes no representations or warranties as to the suitability of or the ability to obtain regulatory approval for the Premises for **TENANT'S** intended use.

13. RESPONSIBILITIES OF THE PARTIES

Except where caused by **LANDLORD'S** actionable acts of negligence or malfeasance, **LANDLORD** shall not be liable for any personal injury to **TENANT**, or **TENANT'S** family, invitees, agents and employees, or to any other occupant or guest on any part of the Premises or for any damage of any property of **TENANT**, or **TENANT'S** family, invitees, agents or employees, or of any other occupant or guest on any part of the Premises.

14. TENANT'S INSURANCE

It is **TENANT'S** sole responsibility, at **TENANT'S** expense, to maintain and insurance policy in adequate amounts to properly insure all property stored on the premises. **TENANT** assumes all risk of loss of such property.

15. FIRE CASUALTY – EMINENT DOMAIN

Should a substantial portion of the leased Premises, or of the property of which they are a part, be damaged by fire or another casualty, or be taken by eminent domain, **LANDLORD** may elect to terminate this Lease. When such fire, casualty, or taking renders the leased Premises unfit for use and occupation and **LANDLORD** does not so elect to terminate this Lease, a just and proportionate abatement of rent shall be made until the leased Premises, or in the case of a partial taking what may remain thereof, shall have been put in proper condition for use and occupation. **LANDLORD** reserves and excepts all rights to damages to the leased Premises and building and the leasehold hereby created, accrued or subsequently accruing by reason of anything lawfully done in pursuance of any public, or other, authority; and by way of confirmation, **TENANT** grants to **LANDLORD** all **TENANT'S** rights to such damages and covenants to execute and deliver such further instruments of assignment thereof as **LANDLORD** may from time-to-time request. **LANDLORD** shall give **TENANT** notice of its decision to terminate this Lease or restore the Premises within ninety (90) days after any occurrence giving rise to **LANDLORD'S** right to so terminate or restore. Notwithstanding anything to the contrary contained herein, **LANDLORD'S** obligation to put the leased Premises or the building in proper condition for use and occupation shall be limited to the amount of the proceeds from any insurance policy or policies or of damages which accrue by reason of any taking by a public or other authority, which are available to **LANDLORD** for such use.

16. DEFAULT AND BANKRUPTCY

If Lessee fails to pay rental installment or installments when due or otherwise fails to perform its obligations hereunder, then Lessor may declare the Lessee in default either by written notification sent by United States certified mail or via delivery by hand directly to the Lessee by the Lessor of a written notice of default. If the default shall continue for Five (5) days after notification has been given or sent, then Lessor may accelerate any remaining term installments making it due and payable immediately, may terminate this lease, may take possession of lessee's property as payment for unpaid rent, and immediately commence an action of forcible entry and detainer and retake possession of these leased premises by any other lawful fashion.

17. SALE OF PROPERTY

In the event these premises are sold during the term of the lease, said sale shall be subject to this lease and Lessor/Owners' rights and responsibilities hereunder shall be assigned to the new owner or owners thereof.

18. NOTICE

Any notice from LANDLORD to TENANT relating to the leased Premises or to the occupancy thereof, shall be deemed duly served, if left at the leased Premises addressed to TENANT, or upon mailing to the leased Premises, postage prepaid, addressed to TENANT such notice shall be deemed served on the date of hand-delivery to the leased Premises or on the date postmarked, and any time period in this Lease running from the date of notice shall commence on the date of delivery or postmark. Any notice from TENANT to LANDLORD relating to the leased Premises or to the occupancy thereof, shall be deemed duly served, if mailed to the LANDLORD by registered or certified mail, return receipt requested, postage prepaid, addressed to LANDLORD at LANDLORD'S address set forth in Article 1, or at such other address as LANDLORD may from time to time advise in writing.

19. SURRENDER

TENANT shall at the expiration or other termination of this Lease peaceably yield up the leased Premises and all additions, alterations, fixtures (including those installed by TENANT), and improvements thereto in good order, repair and condition, damage by fire, unavoidable casualty and reasonable wear and tear only excepted, first moving all goods and effects not attached to the leased Premises, repairing all damage caused by such removal, and leaving the leased Premises clean and tenantable. If LANDLORD in writing permits TENANT to leave any such goods and chattels at the leased Premises, and TENANT does so, TENANT shall have no further claims and rights in such goods and chattels as against LANDLORD or those claiming by, through or under the LANDLORD, and TENANT shall be deemed to have conveyed such items to LANDLORD unless LANDLORD elects to reject acceptance of the same.

20. HAZARDOUS MATERIALS

TENANT covenants and agrees that, with respect to any hazardous, toxic or special wastes, materials or substances including asbestos, waste oil and petroleum products (the "Hazardous Materials") which **TENANT**, its agent or employees, may use, handle, store or generate in the conduct of its business at the leased Premises **TENANT** will: (i) comply with all applicable laws, ordinances and regulations which relate to the treatment, storage, transportation and handling of the Hazardous Materials; (ii) that **TENANT** will in no event permit or cause any disposal of Hazardous Materials in, on or about the leased Premises and in particular will not deposit any Hazardous Materials in, on or about the floor or in any drainage system or in the trash containers which are customarily used for the disposal of solid waste; (iii) that **TENANT** will with advance notice and at all

reasonable times permit **LANDLORD** or its agents or employees to enter the leased Premises to inspect the same ' for compliance with the terms of this paragraph and will further provide upon five (5) days' notice from **LANDLORD** copies of all records which **TENANT** may be obligated by federal, state and/or local law to obtain and keep; (iv) that upon termination of this Lease, **TENANT** will, at its expense, remove all Hazardous

Materials, which came to exist on, in or under the leased Premises during the term of this Lease or any extensions thereof, from the leased Premises and comply with applicable local, state and federal laws as the same may be amended from time to time; and (v) **TENANT** further agrees to deliver the leased Premises to **LANDLORD** at the termination of this Lease free of all Hazardous Materials which came to exist on, in or under the leased Premises during the term of this Lease or any extension thereof. The terms used in this paragraph shall include, without limitation, all substances, materials, etc., designated by such terms under any laws, ordinances, or regulations, whether feral, state, or local.

21. LIMITATION OF LIABILITY

TENANT agrees to look solely to **LANDLORD'S** interest in the building for recovery of any judgment from **LANDLORD** or any of **LANDLORD'S** partners, managers or owners, it being agreed that **LANDLORD** and any other such party is not personally liable for any such judgment. The provisions contained in the foregoing sentence shall not limit any right that **TENANT** might otherwise have to obtain an injunctive relief against **LANDLORD** or **LANDLORD'S** successors in interest, or any other action not involving the personal liability of **LANDLORD**. Under no circumstances shall **LANDLORD** ever be liable for lost profits, indirect or consequential damages.

22. LANDLORD DEFAULT

LANDLORD shall in no event be in default in the performance of any of its obligations hereunder unless and until **LANDLORD** shall have failed to perform such obligations within thirty (30) days or such additional time as is reasonably required to correct any such default after notice by **TENANT** to **LANDLORD** properly specifying wherein **LANDLORD** has failed to perform any such obligation. Further, if the holder of the mortgage on the building of which the leased Premises are a part notifies **TENANT** that such holder has taken over **LANDLORD'S** rights under this lease, **TENANT** shall not assert any right to deduct the cost of repairs or any monetary claim against lender or holder from rent thereafter due and accruing, but shall look solely to the **LANDLORD** for satisfaction of such claim

23. WAIVER OF RIGHTS

No consent or waiver, express or implied, by either party to or of any breach of any covenant, condition or duty of the other, shall be construed as a consent or waiver to or of any other breach of the same or other covenant, condition or duty.

24. SUCCESSORS AND ASSIGNS

The covenants and agreements of **LANDLORD** and **TENANT** shall run with the land and be binding upon and inure to the benefit of them and their respective heirs, executors, administrators, successor and assigns, but no covenant or agreement of **LANDLORD**, express or implied shall be binding upon any person except for defaults occurring during such person's period of ownership nor binding individually upon any fiduciary, any shareholder or any beneficiary under any trust.

25. JURY TRIAL WAIVER

NOTWITHSTANDING ANYTHING IN THIS LEASE TO THE CONTRARY, **TENANT** AND **LANDLORD**, FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS, HEREBY KNOWINGLY, WILLINGLY, AND VOLUNTARILY WAIVE ANY AND ALL RIGHTS **TENANT** AND/OR **LANDLORD** MAY HAVE TO A TRIAL BY JURY IN ANY FORCIBLE ENTRY AND DETAINER ("FED") ACTION OR PROCEEDING BROUGHT BY **LANDLORD** OR **LANDLORD'S** SUCCESSORS AND/OR ASSIGNS BASED UPON OR RELATED TO THE PROVISIONS OF THIS LEASE. **LANDLORD** AND **TENANT** HEREBY AGREE THAT ANY SUCH FED ACTION OR PROCEEDING SHALL BE HEARD BEFORE A SINGLE JUDGE OF THE APPROPRIATE DISTRICT COURT OR A SINGLE JUDGE OF THE APPROPRIATE SUPERIOR COURT.

26. MICELLANEOUS

If **TENANT** is more than one person or party, **TENANT'S** obligations shall be joint and several. Unless repugnant to the context, "**LANDLORD**" and "**TENANT**" mean the person or persons, natural or corporate, named above as **LANDLORD** and **TENANT** respectively, and their respective heirs, executors, administrators, successor and assigns. **LANDLORD** and **TENANT** agree that this Lease shall not be recordable, but each party hereto agrees, on request of the other, to execute a Memorandum of Lease in recordable form and mutually satisfactory to the parties. If any provision of this Lease or its application to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Lease and the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law. The submission of this Lease or a summary of some or all of its provisions for examination by **TENANT** does not constitute a reservation of or option for the Premises or an offer to lease said Premises, and this document shall become effective and binding only upon the execution and delivery hereof by both the **LANDLORD** and **TENANT**. Employees or agents of **LANDLORD** have no authority to make or agree to make a lease or any other agreement or undertaking in connection herewith. All negotiations, considerations, representations and understandings between **LANDLORD** and **TENANT** are incorporated herein and no prior agreements or understandings, written or oral, shall be effective for any purpose. No provision of this Lease may be modified or altered except by agreement in writing between **LANDLORD** and **TENANT**, and no act or omission of any employee or agent of **LANDLORD** shall alter, change, or modify any of the provisions hereof. Time is of the essence of this agreement. This Lease shall be governed exclusively by the provisions hereof and by the laws of the State of Maine. The headings herein contained are for convenience only and shall not be considered a part of this Lease.

27. ORIGINALS

This agreement may be signed on any number of identical counterparts including telefax copies and electronically transmitted copies with the same binding effect as if all the signatures were on one instrument. Electronically transmitted or facsimile copies of this document and any signatures thereon shall be considered as originals.

28. TENANT'S PERSONAL GUARANTY

If the tenant is ever a business entity (or entities) of any sort, the owners of the entity (entities) shall be required to sign a personal guaranty.

Dated this 1 day of ~~February~~ ^{January} 2026

Jin Zhang 1/6/26
Teant: Yun Jin Zhang

SE 1/6/26
Property Owner: Stephen Elie