

Town of Benton Land Use Permit Application



FEE Dwelling \$50.00 Accessory Structure \$20.00	Amount Paid \$ 50.00	Date Paid 11/29/2002	Fee Accepted by: 50.00
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Date: _____ Map 03 Lot 79 Page 3
 Name Lucius Gorman Telephone# 616-1832
 Address 28 Richards Rd Benton, ME 04901
 Location of Project 28 Richards Rd Benton, ME 04901

Contractor Name, address, and telephone# owner

Indicate "Right, Title or Interest in Property" _____

Estimated Cost _____ Project Start Date _____ Completion Date _____

Land Use District _____ Lot Size 1.22 ac Road Frontage 200'

Existing Use _____ Proposed Use Recycling license

Complete for all proposed structures

Height 14' Front Setback 125' ^{from Road} Rear Setback _____ Side Setback _____

Structure Dimensions 28' x 36' long Type of structure Garage workshop

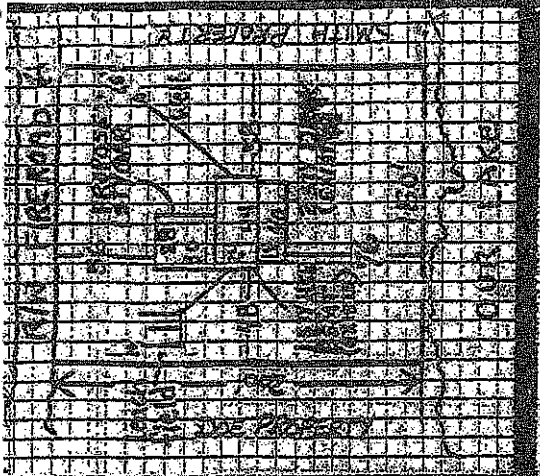
Indicate if the project involves a non-conforming, lot, structure or use Garage
will be used as a shop

Description of the project Applying for Recycling license

Initial if the following land use ordinance standards are applicable to your project

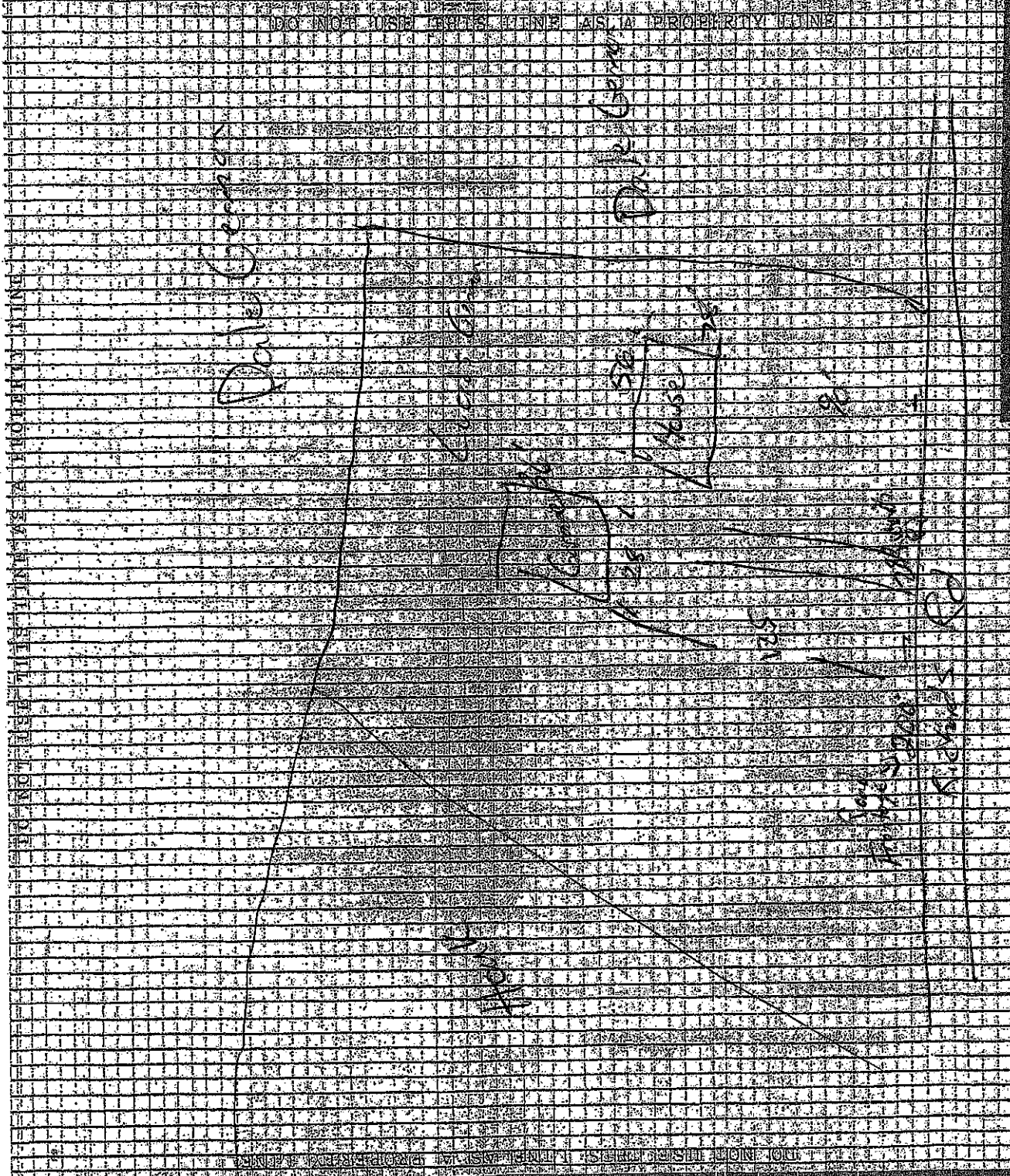
<input type="checkbox"/> Access to the property	<input type="checkbox"/> Road construction	<input type="checkbox"/> Home occupations
<input type="checkbox"/> Buffer areas	<input type="checkbox"/> Stormwater management	<input type="checkbox"/> Mobile home parks
<input type="checkbox"/> External lighting	<input type="checkbox"/> Activities within the floodplain	<input type="checkbox"/> Mixed uses
<input type="checkbox"/> Groundwater protection	<input type="checkbox"/> Traffic impacts and street access	<input type="checkbox"/> Telecommunication towers
<input type="checkbox"/> Noise	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> Soil erosion control
<input type="checkbox"/> Off street parking	<input type="checkbox"/> Resource Extraction	<input type="checkbox"/> Shoreland Zoning
<input type="checkbox"/> Solid waste		
<input type="checkbox"/> Signs		
<input type="checkbox"/> Plumbing		

Complete the site plan on the following page:



SITE PLAN REQUIRED:

1. All lot dimensions
2. Names of all abutting property owners, names and locations of abutting rights of way, public and private, and abutting waterbody.
3. Exact location and dimensions of existing and proposed buildings and distances of each from nearest lot line and normal highwater mark.
4. Location of proposed and/or existing sewage disposal system and water source and distances of each from lot line and normal highwater mark.
5. Story height of existing and proposed structures.
6. All areas to be cleared, if applicable.
7. All areas of cut, fill, grading, or other earth moving activity, if applicable.



APPLICABLE SUBMIT

PREPARED BY
ANN CARROLL

TRANSFER
TAX
PAID

WARRANTY DEED
(Statutory Short Form)
029859

We, **Thomas Germon** and **Georgina B. Germon**, whose mailing address is 82 Richards Road, Benton, Maine 04901, grant to **Lucius Germon**, whose mailing address is 38 Richards Road, Benton, Maine 04901 with **Warranty Covenants**, a certain lot or parcel of land located in Benton, Kennebec County, Maine:

BEGINNING at a point on the westerly side of the Richards Road, so-called, at southeasterly corner of land now or formerly of Dale Germon and Linda A. Germon (reference deed recorded in the Kennebec County Registry of Deeds in Book 2277 Page 137);

THENCE westerly along the southerly line now or formerly of the said Dale Germon and Linda A. Germon a distance of two hundred (200) feet to a point;

THENCE southwesterly in a line parallel with the Richards Road, so-called, a distance of one hundred fifty (150) feet to a point;

THENCE easterly in a line parallel with the southerly line now or formerly of the said Dale Germon and Linda A. Germon a distance of two hundred (200) feet to the westerly line of the Richards Road, so-called;

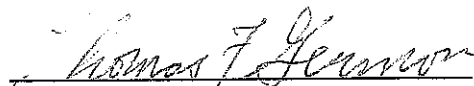
THENCE northeasterly a distance of one hundred fifty (150) feet along the westerly line of the Richards Road, so-called, to the POINT OF BEGINNING.

Being a portion of the premises described in a deed from Thomas Germon to Thomas Germon and Georgina B. Germon dated April 21, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3140 Page 227 and also described in a deed from David I. Richards and Ida M. Davis to Thomas Germon, dated March 17, 1945 and recorded in the Kennebec County Registry of Deeds in Book 822 Page 352.

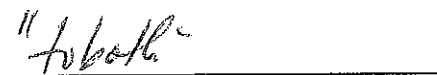
Witness our hands and seals this 21st day of August, 2003.



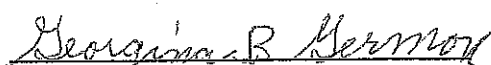
Witness



Thomas Germon



Witness



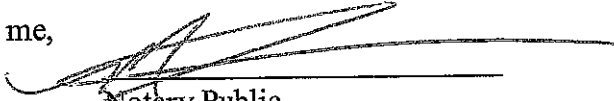
Georgina B. Germon

State of Maine
Kennebec County, ss.

August 21, 2003

Personally appeared the above named Thomas Germon and Georgina B. Germon and
acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,



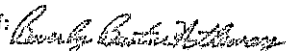
Notary Public

Printed Name
My Com. Exp.: _____



MICHAEL F. PHILLIPS, JR.
Notary Public, State of Maine
My Commission Expires May 31, 2009

RECEIVED KENNEBEC SS.
2003 AUG 25 AM 9: 00

ATTEST: 



**NO TRANSFER
 TAX PAID**

WARRANTY DEED

GEORGINA GERMON, by and through her Attorney-in-Fact, **WENDELL GERMON**, of Benton, County of Kennebec, State of Maine, (said Durable Power of Attorney from Georgina German to Wendell Germon dated November 21, 2013 is to be recorded simultaneously herewith) grants to **LUCIUS GERMON**, of Benton, County of Kennebec, State of Maine, with warranty covenants, a certain lot or parcel of land situated in the Town of Benton, Kennebec County, State of Maine, being bounded and described as follows, to wit:

Beginning at a capped iron rebar set in the ground along the assumed northerly bound of the Richards Road at the southeast corner of land now or formerly of Sterling m. and Kate Hoak (reference deed Book 3503 Page 208);

Thence, along the assumed northerly bound of the Richards Road N 72°28'17" E a distance of 50.00 feet to a point, said point being at the southwest corner of land now owned by Lucius Germon (reference deed Book 7586 Page 43);

Thence, along the westerly bound of Lucius Germon N 17°31'42" W a distance of 200.00 feet to a point, said point being at the northwest corner of land now owned by Lucius Germon;

Thence, S 72°28'18" W a distance of 181.16 feet to a capped iron rebar set in the ground, said rebar set being along the easterly bound of land now or formerly of Sterling m. and Kate Hoak (reference deed Book 3503 Page 208);

Thence, along the easterly bound of Hoak S 50°47'06" E a distance of 239.17 feet to the capped iron rebar set in the ground at the Point of Beginning. Area of the above described parcel of land being 0.53 acres.

All capped iron rebar set in the ground are 5/8 inch iron rebar with a red plastic cap scribed "JAMES E. MOORE PLS 2281". Bearings have been rotated to an observed magnetic north 2014. Reference to a survey plan titled "Parcels of land to be conveyed by Georgina Germon" dated July 09, 2014. As surveyed by Pickett Land Survey Inc.

Being a portion of the premises conveyed from Thomas Germon to Thomas and Georgina B. Germon by deed dated April 21, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3140, Page 227.

Weeks & Hutchins, LLC, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417

(2)

Witness my hand and seal this 6th day of November, 2014.

Wendell Germon w/POA for Georgina Germon.
Wendell Germon, Attorney-in-Fact for
Georgina Germon

STATE OF MAINE
KENNEBEC, SS

November 6, 2014

Personally appeared the above-named Wendell Germon, Attorney-in-Fact for Georgina Germon, and acknowledged the foregoing to be his free act and deed in his said capacity.

Before me, Waldemar G. Buschmann
Waldemar G. Buschmann, Notary Public
My Commission Expires: November 30, 2015

Weeks & Hutchins, LLC, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417



TOWN OF BENTON

Town of Benton

1279 Clinton Ave., Benton, ME 04901 Tel: 207-453-7191 Fax: 207-453-4428

DOING BUSINESS CERTIFICATE

In accordance with Title 30-A §2652 & 31 § 1- 7; the undersigned hereby certifies that he/she intends to engage in the type of business known as

Recycling & Automotive, as proprietor thereby and adopt the name style (Type of business)

and designation German's Garage in the conduct of said business. (Name of business)

Code Enforcement Officer Approval: _____

Date: _____

You are required to notify the Town if and when you are no longer in business, or if you move your business out of the Town of Benton; Withdrawal of Partnership filing fee: \$10.

Dated: 11/22/21

Signature of Proprietor

Street Address of Business
City/State/Zip
Business Telephone
Business E-Mail Address
Business Website Address

Signature of Partner
Mailing Address (if different)
City/State/Zip (if different)
Personal E-Mail Address (if different)
24-Hour Emergency Contact Phone #

Would you like your business contact information made available to the public? YES NO

Municipal Clerk Use Only:

STATE OF MAINE, Kennebec, ss.

Then personally appeared the above-named Lucius German and made oath to the foregoing certificate made is true to the best of their knowledge.

Signed before me, on this 22nd day of November in the year 2021.

Melody R Fitzpatrick
Municipal Clerk (Town Notary if unavailable)
Commission Expires: 6/10/2027
Picture ID provided: 11/22/2021
Deputy Clerk Initials if Clerk unavailable

Filing Fee \$10 Paid (Title 30-A §2652 F, G, H)

Melody R. Fitzpatrick
Notary Public, State of Maine
My Commission Expires: June 10, 2027

Website Directory
Business Directory Excel
Copies to Mgr/CEO/Fire



SECRETARY OF STATE
BUREAU OF MOTOR VEHICLES
STATE HOUSE STATION 29
AUGUSTA, MAINE 04333

VEHICLE SALVAGE DEALER AND RECYCLER LICENSE
BUILDING CODE, ZONING AND LAND USE REGULATORY ORDINANCE CLEARANCE

Applicant's Name, Business Name and Business Address

Lucius Germon Germon's Garage
28 Richards Rd Benton, ME 04901

Dear Sir:

As required by the Secretary of State, the above named applicant, at the location shown, is in compliance with all local building codes; zoning and land use regulatory ordinances and has the required permits issued by this municipality to conduct business as a vehicle salvage/recycler dealer.

This applicant's business is required to be issued a permit pursuant to Title 30-A, Section 3753 subchapter 1: Junkyards and automobile graveyards. This permit is a prerequisite to being licensed as a recycler.

- Has been issued
- Will be issued
- Will not be issued

Signature - Authorized City/Town Official

Title

NOTARIZATION REQUIRED

STATE OF MAINE - County of _____ Date _____ 20 _____. Then personally appeared the above authorized city/town official named _____ and acknowledged the foregoing instrument under oath to be his/her free act and deed.

Notary Public or Attorney: _____

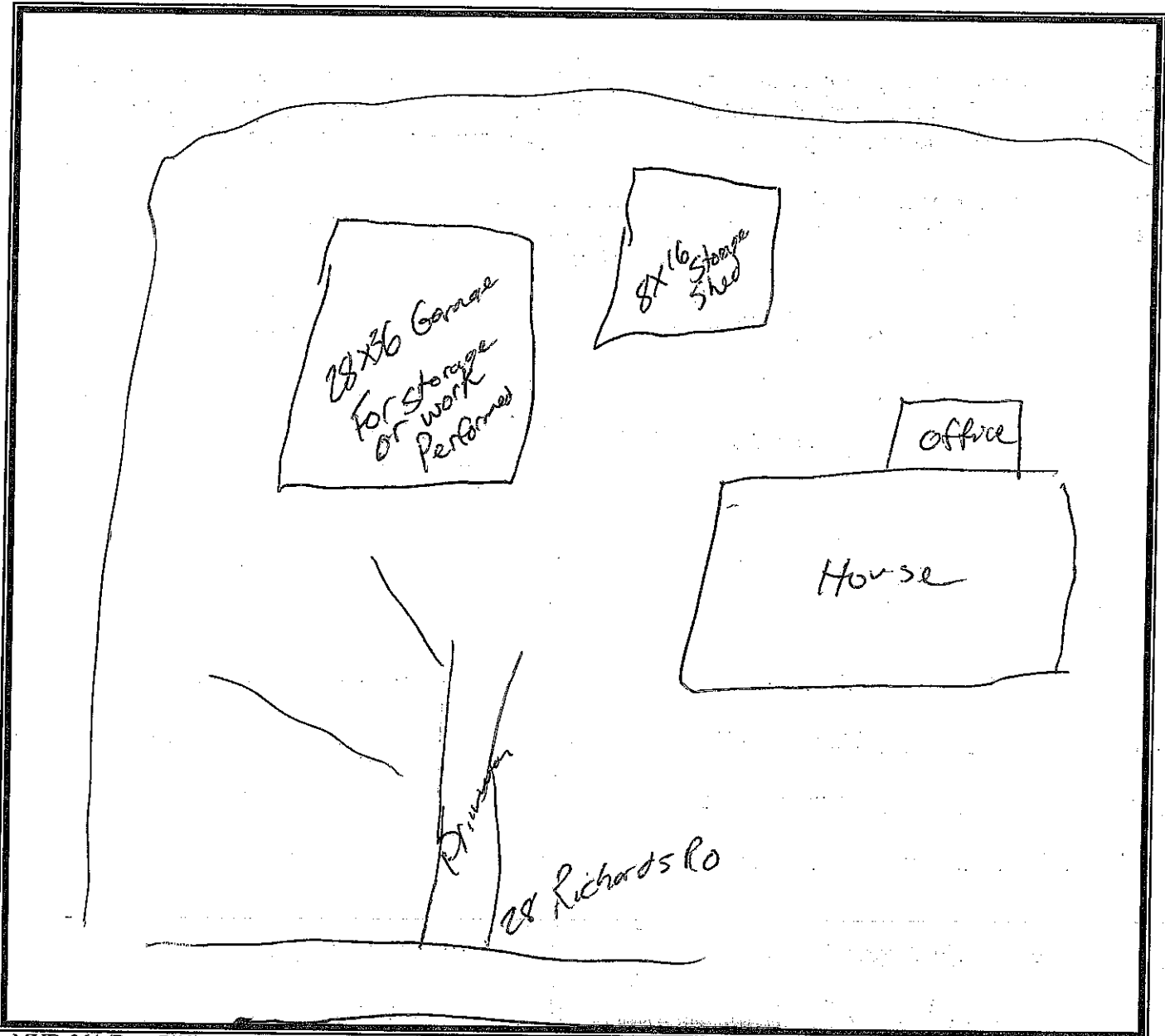
My commission expires: _____

Dealership Plot Plan

Dealership Name: German's Garage

Dealership Location (Physical Location) 28 Richards Rd Benton

Please use the area provided below to draw a layout of your facility. Include the dimensions of the office area, repair area, and the display area. Also indicate where the sign will be posted. If there are any other businesses operating at this same location, show their area as well.



Office Use

Bureau of Motor Vehicles Application for a Dealer License

Type:

- New Application
 Additional License Type
 Annex Location
 Other (Specify)
 Change of Status
 Change of Location
 Secondary Location

Owner Name Lucius Germon Phone Number 207-616-1832

Business Name Germon's Garage Phone Number 207-616-1832

Business Physical Location 28 Richards Rd.
City or Town Benton, ME Zip Code 04901

Business Mailing Address 28 Richards Rd
City or Town Benton ME Zip Code 04901

Franchise(s) Held _____
Sales Tax Number 1211492 Federal ID Number _____

E-mail Address: Lukeygermon@yahoo.com
Website Address: _____

Please list any annex or secondary location(s) where business will be conducted under same license:
LOCATION(S) _____ Phone Number _____

In the columns below please check off the types of licenses you are applying for and enter the appropriate fee.
Total the far right column and enter the amount at the bottom.

Types of Licenses	License	License Fee	Total Fee
New Car Dealer License		@150.00 ea.	
Used Car Dealer License		@150.00 ea.	
Loaner License		@150.00 ea.	
Equipment Dealer License		@150.00 ea.	
Transporter License		@150.00 ea.	
Recycler License (no fee if licensed as new, used, or equipment dlr.)	/	@150.00 ea.	150.00
Auction License		@150.00 ea.	
Heavy Trailer License (over 3,000 lbs.)		@150.00 ea.	
Light Trailer License (3,000 lbs. or less)		@ 50.00 ea.	
Motorcycle Dealer License		@ 50.00 ea.	
Annex License		@150.00 ea.	
Secondary Location (within 1 mile of EPB)		@100.00 ea.	
Filing Fee - If you are applying for a new license, changing a business location, or changing ownership or corporate structure.		Add \$150.00	
TOTAL (Total Amount from Back and Front)			

Please list below the name, address, date of birth, and title of each owner, partner, or officer in your business.

Lucius Germon 28 Richards Rd Benton ME 03-08-1982 Owner

Name Address Date of Birth Title

Name Address Date of Birth Title

Office Use

Is your business: (Check One)

Individual

Partnership

Corporation

If a corporation, what state are you incorporated in? _____

Within the past (5) five years, have you or any partner, director or officer of your business been found guilty of any:

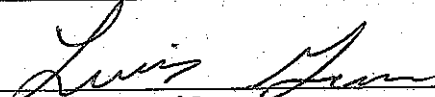
1. Felony Yes ___ No 2. Criminal violation under Title 29-A or Title 17-A Yes ___ No

3. Any civil judgment involving fraud, misrepresentation or conversion Yes ___ No

If yes to any give location, date and violation _____

Write the number of plates you need to match the type of license you applied for on the front of this application. Multiply the number of plates times the plate fee, enter the amount in the far right column and total the column.

Type of Plate	No. of Plates	Plate Fee	Total Fee
New Car Dealer Plate		@ 20.00 ea.	
New Car Dealer Vanity Plate		@ 50.00 ea.	
New Car Loaner Vanity Plate		@ 50.00 ea.	
Used Car Dealer Plate		@ 20.00 ea.	
Loaner Plate		@ 20.00 ea.	
Equipment Dealer Plate		@ 20.00 ea.	
Transporter Plate		@ 20.00 ea.	
Trailer/Mobile Home Dealer Plate (over 3,000 lbs.)		@ 20.00 ea.	
Light Trailer Dealer Plate (3,000 lbs. or less)		@ 5.00 ea.	
Motorcycle Dealer Plate		@ 5.00 ea.	
Light Wrecker Plate (26,000 lbs. or less)		@ 50.00 ea.	
Heavy Wrecker Plate (80,000 GVW or less)		@ 200.00 ea.	
Service Vehicle Plate New or used car only		@ 50.00 ea.	
Equipment Service Vehicle Plate		@ 20.00 ea.	
TOTAL (carry total to front side)			


Signature of Owner

Owner
Official Title

Date

To process this application, the Owner's Signature is required.

Add the total fees on both sides of this sheet and send your check, made payable to the Secretary of State, to: Bureau of Motor Vehicles, Dealer and Agent Services, 29 State House Station, Augusta, Maine 04333. Payment may be made by credit card:

Type: Visa Mastercard Number: _____

Expiration Date: _____

Name on Credit Card: _____

If you have any questions, please call Dealer and Agent Services at (207) 624-9000 Ext. 52143.

MVD-350 (Rev. 11/12)

Applicant Questionnaire for the Licensing of Dealers, Transporters, Loaners or Recyclers

Type:

- New Application
 Additional License Type
 Annex Location
 Other (Specify) _____
 Change of Status
 Change of Location
 Secondary Location _____

Owner Name Lucius German Phone Number 207-616-1832

Business Name German's Garage Phone Number 207-616-1832

Business Physical Location 28 Richards Rd

City or Town Benton ME Zip Code 04901

Business Mailing Address 28 Richards Rd.

City or Town Benton, ME Zip Code 04901

What type of business are you licensing? Recycling

Please answer each question by check marking either Yes or No.

1. Is there now or was there previously a licensed dealership at your location? Yes No
 If Yes please supply name of dealership: _____
 If Yes, were you an owner of this dealership? Yes No
2. Is there any other business at this location? Yes No
 If Yes, what is the name and type of this business? _____
3. Do you own that business? Yes No
4. What days and hours is your business open? M-F 6-2 or by app Yes No
5. Do you currently have ownership in any other dealership? Yes No
 If Yes, please list the dealership(s) name and license types and numbers:

Dealership(s) Name

License Type & Number

These questions ask about your established place of business:

1. Is your business located in a permanently enclosed commercial building? Yes No
2. Is your business located on one parcel of land? Yes No
3. Do you own the property & buildings? Yes No
4. Do you lease the property & buildings? Yes No
 (If Yes, enclose a copy of the lease)

These questions ask about your display/repair area:

NOTE: Recyclers/Salvage is exempt

1. Does your business have at least 5,000 sq. ft. of display area in or adjoining the building? Yes No
2. Do you lease your repair facility? If so, a copy of that lease must be provided to BMV. Yes No
3. Do you lease your repair facility to a Maine Inspection Technician? Yes No
4. If you lease your repair facility, do you have a minimum 2' x 3' sign stating that any repair work done on site for the dealership will be performed by the technician leasing the space? Yes No
5. Does the sign contain the technician's address and telephone number? Yes No
6. Do you have the tools and equipment needed to repair and service vehicles properly? Yes No
7. Do you have an air compressor? Yes No
8. Do you have a hydraulic jack or lift? Yes No
9. Do you have a full set of mechanics tools? Yes No
10. Does the owner or an employee work as a mechanic at least 30 hrs. per week? Yes No

These questions ask about your business office:

- 1. Do you have an office with at least 64 sq. ft. to keep records and conduct business? Yes No
- 2. Is your office heated? Yes No
- 3. Does your office have at least 1 desk, 2 chairs, and a filing cabinet? Yes No
- 4. Is your office completely enclosed by floor to ceiling construction? Yes No
- 5. Is your office separate from any living quarters? Yes No
- 6. Is your office located in or adjoining your business building? Yes No

These questions ask about your business sign:

- 1. Is your business identified by an exterior sign? Yes No
- 2. Is the sign permanently affixed to land or building? Yes No
- 3. Is the sign readable at a distance of 200 feet? Yes No
- 4. Is the sign at least 12 square feet in size? Yes No
- 5. What does the sign say? German's Garage

If you are applying for a recycler dealer license, you must also complete the last set of questions by checking Yes or No to each question below.

- 1. Is there a storage area in or adjoining the building? Yes No
- 2. Is the business within 1,500 feet of a state or federally owned cemetery? Yes No
- 3. Did your salvage yard exist before December 5, 1983? Yes No
If No, what date did your salvage yard begin? _____
- 4. Is this an expansion of an existing salvage yard? Yes No
- 5. Do you maintain a business inventory of all vehicles, component parts, body, chassis, or transmissions that are received or disposed of as required by law? Yes No

5a. Explain your record keeping procedures: files in cabinet and also
Keep records on PC for Parts and vehicles

- 6. Are you currently a licensed dealer in Maine? Yes No
- 7. Are you currently a licensed dealer in any other state? Yes No

[Signature] _____ Owner _____
 Signature of Applicant Title Date

Notarization Required

Before me personally appeared _____, who by me being duly sworn under oath says that the statements set forth above are true and correct. Sworn to and subscribed before me at _____, Maine, on this _____ day of _____, 20____.

Notary Public _____

My Commission Expires: _____



MAINE STATE BUREAU OF IDENTIFICATION
45 Commerce Drive, Suite 1 / STATE HOUSE STATION # 42
AUGUSTA, ME 04333
(207) 624-7240 (VOICE)

LUCIUS GERMON
28 RICHARDS RD
BENTON, ME 04901

Transaction Response #: MIQ99E504069

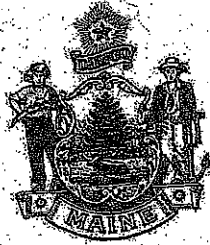
Criminal History Record

Introduction

This criminal history record was produced in response to the following request
(Produced on 2020-10-19) :

Inquiries Name(s) LUCIUS CHARLES GERMON (1982-03-08)

NO MATCH WAS FOUND FOR YOUR REQUEST.



**STATE OF MAINE
MAINE REVENUE SERVICES**

**THIS REGISTRATION CERTIFICATE FOR A
RETAILER**

is issued under the provisions of MRSA, Title 36, Part 3, §1754-B to:

GERMON LUCIUS C
28 RICHARDS RD
BENTON, ME 04901-2825

Registration Number: 1211492

Date Issued: DECEMBER 02 2020

Business Code: 044
Filing Frequency: ANNUAL

**IMPORTANT INFORMATION CONCERNING THIS
RETAILER'S CERTIFICATE**

This certificate must be available for inspection by the State Tax Assessor, the Assessor's representatives and agents and authorized municipal officials. This retailer's certificate verifies that this retailer and this retail location hold a valid Maine sales tax account and is authorized to collect and remit the sales tax on behalf of the State of Maine. This certificate has no expiration date. If you cease to do business in Maine please return this certificate to Maine Revenue Services.

IMPORTANT PLEASE NOTE: This retailer's certificate may NOT be used to purchase merchandise for resale tax exempt (in Maine). A resale certificate is a separate document. If you qualify to receive a resale certificate, one has been printed and mailed to you.

SECRETARY OF STATE
BUREAU OF MOTOR VEHICLES
STATE HOUSE STATION 29
AUGUSTA, MAINE 04333

Applicant's Name, Business Name and Business Address

BUILDING CODE, ZONING AND LAND USE REGULATORY ORDINANCE CLEARANCE

Dear Sir:

As required by the Secretary of State, the above named applicant, at the location shown, is in compliance with all local building codes and land use regulatory ordinances for the **initial application for a dealer license and/or for the application for additional dealer license types** as they pertain to a commercial building, a vehicle display area, and sale and service of vehicles and the display of a permanently mounted sign.

A local seller's license: _____

- Is required
- Is not required
- Has been issued
- Will be issued

Signature - Authorized City/Town Official

Title

NOTARIZATION REQUIRED

STATE OF MAINE - County of _____ Date, _____ 20____ Then personally
appeared the above AUTHORIZED CITY/TOWN OFFICIAL named
_____ and acknowledge the foregoing instrument under oath to be _____
free act and deed.

NOTARY PUBLIC or ATTORNEY _____

My commission expires: _____



STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY

Maine State Police
INSPECTION TECHNICIAN

License # **TEC26350**

This is to certify that

LUCIUS C. GERMON

having been examined as to his/her qualification to inspect motor vehicles
 in accordance with 29A MRS Chapter 15

is hereby certified as a/an

INSPECTION TECHNICIAN

A.D.T

for the purpose of inspecting the following classes of motor vehicles in the State of Maine:

THIS CERTIFICATE SHALL REMAIN VALID FOR FIVE YEARS UNLESS SUSPENDED OR REVOKED
 FOR INFRACTIONS OF THE RULES AND REGULATIONS GOVERNING THE INSPECTION OF MOTOR
 VEHICLES IN THE STATE OF MAINE

Technician Signature

PLEASE POST THIS LICENSE IN THE AREA WHERE THE PUBLIC HAS ACCESS TO IT DURING THE
 TIME OF INSPECTION. LICENSE IS NOT VALID UNLESS SIGNED BY THE INSPECTION TECHNICIAN.

Date Approved:
 September 8, 2020

License Expiration Date:
 September 8, 2025

Chief, Maine State Police

For questions, comments or concerns please contact the Maine State Police at 624-8949.